



REZIDE
GROUP



HAWCLIFFE ROAD, MOUNTSORREL,
ASKING PRICE £325,000



Welcome to Hawcliffe Road, where timeless elegance meets modern comfort. This magnificent three-bedroom semi-detached Victorian Villa, nestled on the edge of Mountsorrel, offers a picturesque setting with close proximity to Quorn and boasts an expansive garden that is truly a sanctuary. With off-road parking and generous ground floor living space comprising three reception rooms, this property effortlessly combines convenience with luxury living.



Approaching the residence, your eyes will be drawn to the striking Victorian architecture adorned with bay sash windows, intricate brickwork, and a spacious block paved driveway leading to the carport and the welcoming composite front door. Upon entering, you are greeted by herringbone effect flooring, a grand staircase and access to the cellar via door under the stairs. The farmhouse-style kitchen beckons with its white shaker-style unit doors, pine effect work surfaces, and modern appliances including an integral double oven and gas hob.

Adjacent to the kitchen, the conservatory offers a serene retreat overlooking the lush rear garden, featuring underfloor heating, double glazed doors and windows inviting abundant



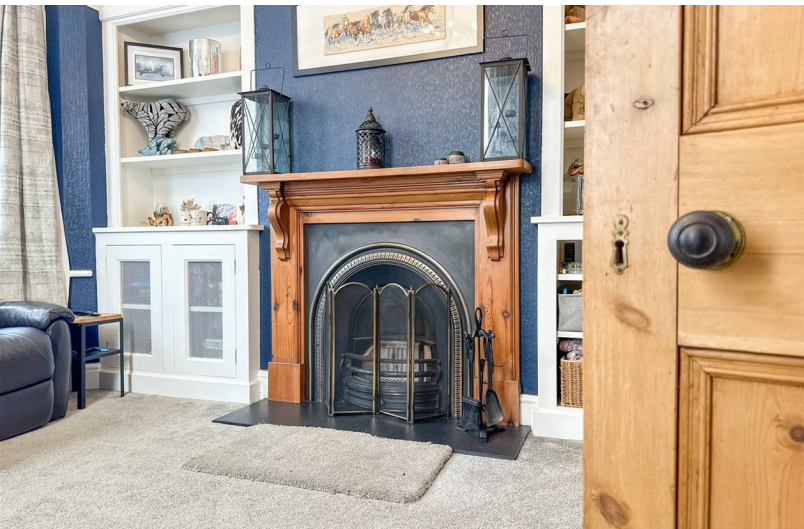




natural light. Ideal for both relaxation and dining, this space seamlessly connects indoor and outdoor living. A utility room and downstairs lavatory, complete with a new Worcester Bosch Combi boiler, provide added convenience. The dining room, featuring high-quality laminate flooring, high ceilings, and a brick surround fireplace, exudes charm and warmth, while the spacious lounge offers picture rails, a beautiful fireplace, and plush carpets, creating an inviting ambiance.



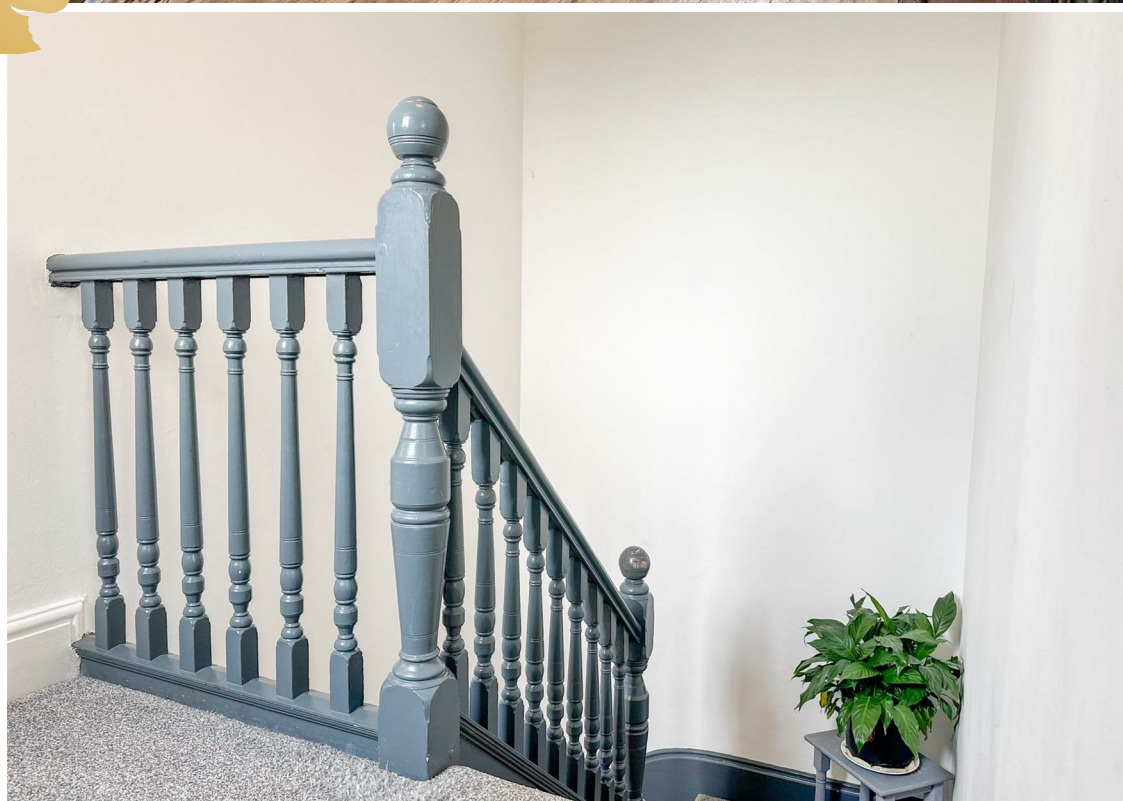




Ascending to the first floor, a bright landing leads to the master bedroom, adorned with fitted wardrobe space and large windows flooding the room with light. Bedroom two offers another generously sized space with picturesque views of the rear garden and surrounding countryside. The third bedroom, though smaller, provides ample comfort and convenience with laminate flooring and a built-in cupboard. Completing the upper level, the family bathroom boasts a three-piece suite with chrome fittings, Victorian-style fixtures, and elegant tiling.

Stepping outside, you'll discover the crowning jewel of this property - the vast rear garden.



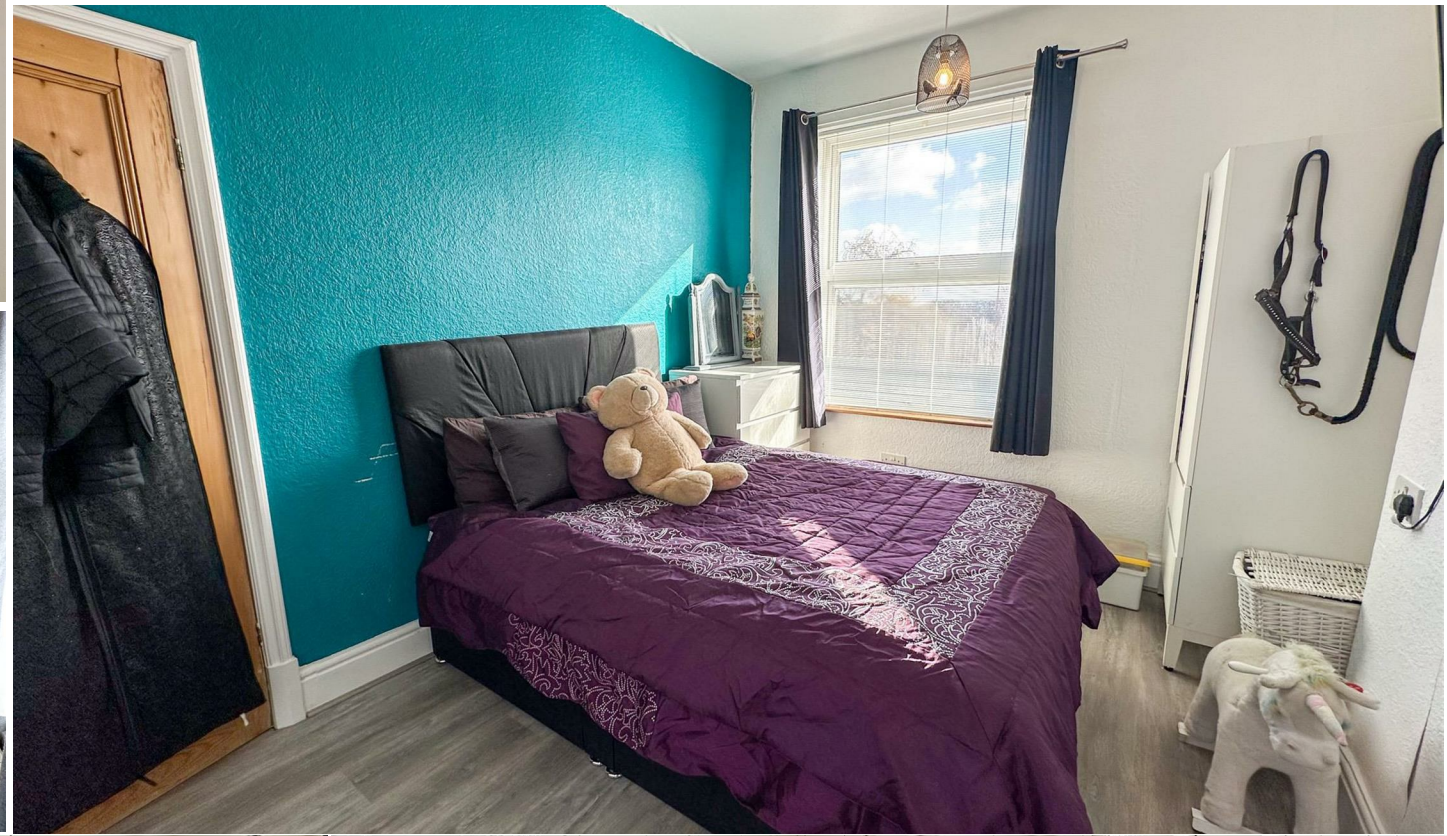




With its expansive lawn, raised timber cladded pond, covered seating areas, and sprawling Crazy paved patios, this outdoor oasis is perfect for entertaining or simply unwinding amidst nature. Surrounded by established shrubs and trees, with the added bonus of backing onto Stonehurst farm, occupants can enjoy the sight of spring lambs playing in the fields.

Mountsorrel is a beautiful village boasting various amenities including Leicestershire's only Michelin-starred restaurant, several high-end cafes, a leisure centre with a gym, and the Mountsorrel Memorial Centre, offering a plethora of activities. Scenic walks along the river and around the quarry are also available, along with several inviting pubs, Waitrose, and various shops.

With Mountsorrel's property prices on the rise in recent months, now presents an opportune moment to invest in this burgeoning area.



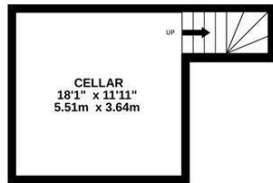




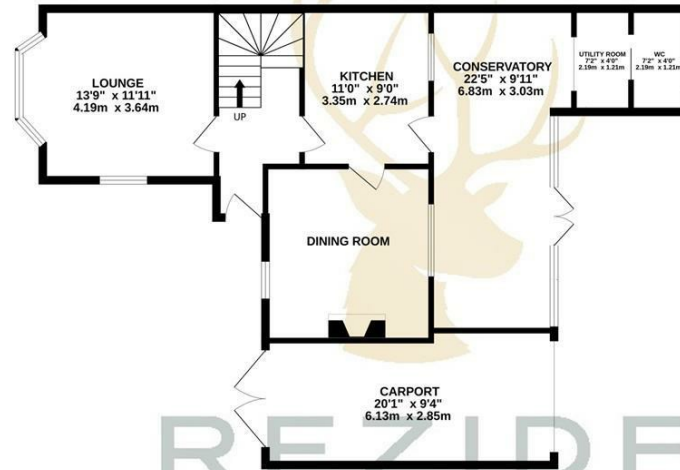




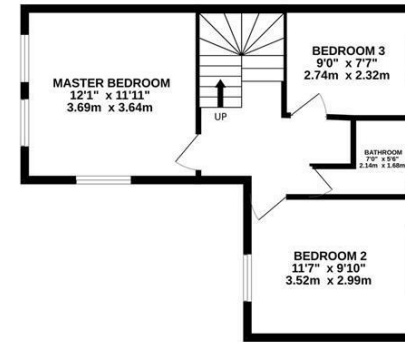
BASEMENT
165 sq.ft. (15.3 sq.m.) approx.



GROUND FLOOR
904 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1519 sq.ft. (141.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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