



REZIDE
GROUP



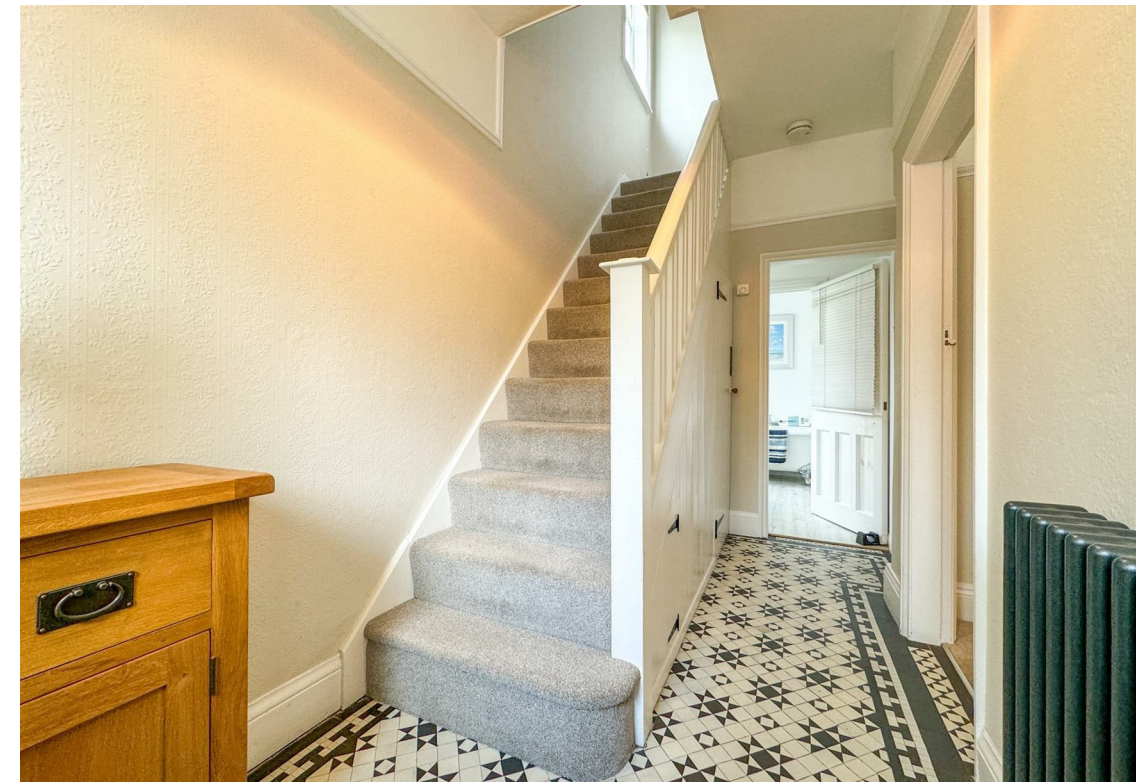
LEICESTER ROAD, MOUNTSORREL,
OFFERS OVER £325,000



Welcome to Leicester Road in Mountsorrel, where timeless elegance meets modern comfort. Nestled in the heart of this highly sought-after village, this captivating four-bedroom semi-detached property boasts an array of features including two lounges, two bathrooms, a large kitchen diner, roaring log burner, off road, utility room and a large landscaped garden. All making the this delightful property the perfect family home.



Upon entering, you're greeted by a spacious bright and airy entrance hall adorned with Minton tiles and tasteful decor. Modern cast-iron radiators and ample storage space beneath the stairs add practicality to the charm. The first lounge beckons with natural light streaming through a large bay window, highlighting the exposed brick fireplace and solid wood mantle, complemented by a contemporary roaring log burner. A second lounge offers versatility with an open fireplace and fitted storage, seamlessly flowing into the expansive kitchen diner. The kitchen itself is a chef's delight, featuring a large range oven, dual aspect windows, French doors to the garden, and two skylights, creating a bright and inviting space for dining.







Downstairs, a luxurious bathroom awaits, complete with a freestanding clawfoot bath and Victorian-style fixtures. Adjacent, the utility room offers convenience with additional storage and dual access to the front and rear of the property, perfect for arriving home with muddy boots and paws.

Ascending to the first floor, two generous double bedrooms await, each boasting large windows, picture rails, and cozy fireplaces. A smaller bedroom presents versatility as a study or walk-in wardrobe, while the family bathroom







exudes modern sophistication with its sleek tiling and contemporary suite.

Venturing to the top floor, bedroom number three awaits, bathed in natural light from two skylights and offering ample storage within the eaves.

Outside, the property's frontage impresses with parking for multiple vehicles, framed by a picturesque granite stone wall and lush landscaping. The rear garden is a haven for relaxation, featuring various seating areas, a lawn, and





flourishing flowerbeds, all centred around a charming porcelain patio, perfect for al fresco dining or basking in the evening sun.

Mountsorrel itself offers a vibrant lifestyle, with a burgeoning culinary scene boasting Leicestershire's only Michelin-starred restaurant, John's House, and the Rustic Kitchen Deli. Local amenities include Waitrose, Co-op, quaint corner shops, and inviting pubs, while scenic riverside walks and lush countryside await exploration.

Welcome to Leicester Road, where every detail is crafted for exquisite living in Mountsorrel's flourishing village community.



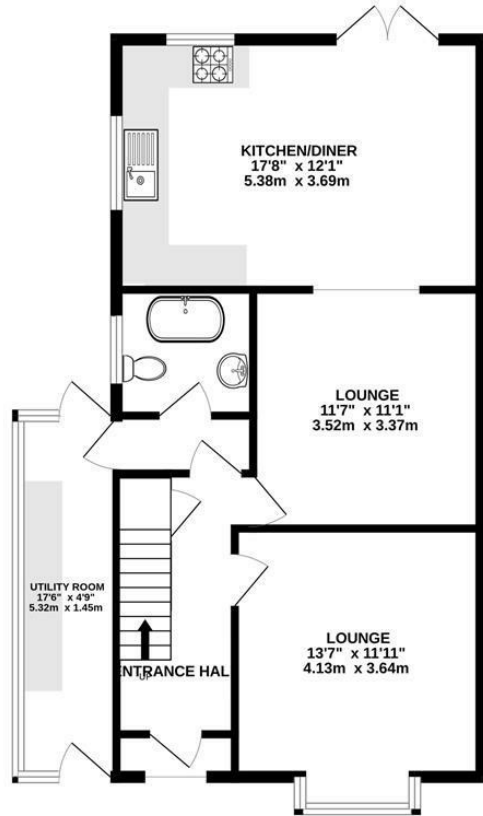




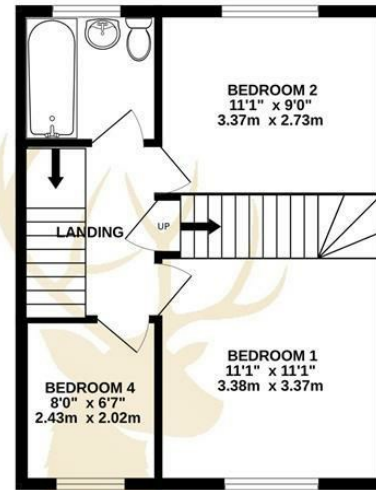




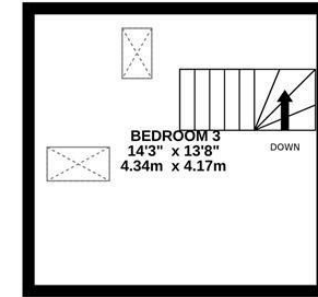
GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1319 sq.ft. (122.6 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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