



LINKFIELD ROAD, MOUNTSORREL, LOUGHBOROUGH  
GUIDE PRICE: £ 279,000





FOR SALE WITH NO UPWARD CHAIN - REZIDE is delighted to bring to the market this spacious and well-presented three-storey end-terrace townhouse, offering three generous double bedrooms, a master suite with en-suite, modern fitted kitchen, ground floor WC, and bright open-plan lounge/dining space. The property further benefits from a tandem driveway, detached garage with power and lighting, and a private rear garden, making it an ideal home for families and professionals alike. Arranged over three floors, the accommodation is both versatile and practical, and early viewing is highly recommended.



The welcoming entrance hall provides access to the ground floor accommodation and features a radiator and stairs rising to the first floor. There is also a convenient downstairs WC fitted with a low-level WC, wash basin with tiled splashback and a radiator.

The kitchen is fitted with a range of wall and base units with complementary worktops and a sink with mixer tap. Integrated appliances include an oven, hob with extractor hood, dishwasher and fridge/freezer. A double-glazed window to the front aspect allows for plenty of natural light, and there is also a radiator.







To the rear of the property is the spacious lounge/dining room, featuring double-glazed French doors opening onto the garden, creating a bright and inviting living space. Additional benefits include an understairs storage cupboard, a radiator and a double-glazed window to the side.

The first-floor landing provides access to two of the three double bedrooms, the family bathroom and stairs rising to the second floor. Bedroom two is a well-proportioned double room with two double-glazed windows overlooking the rear garden, a radiator and direct access into the family bathroom.





The family bathroom is fitted with a bath with shower over, wash basin with tiled splashback, low-level WC and a ladder-style heated towel rail. Bedroom three is positioned to the front of the property and benefits from two double-glazed windows, a radiator and a range of fitted wardrobes.

The second floor is dedicated to the master bedroom suite, offering a spacious and private retreat. The bedroom features skylight windows, fitted wardrobes and a built-in storage cupboard, along with access to the en-suite shower room. The en-suite is fitted with a shower cubicle, wash basin with tiled splashback, low-level WC and a ladder-style heated towel rail.

Externally, the property benefits from a tandem driveway to the side providing off-road parking and







leading to a single detached garage with power and lighting. To the rear is an enclosed garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining and entertaining.

Mountsorrel is a highly sought-after village in Leicestershire, popular for its strong community feel, excellent local amenities and attractive riverside setting along the River Soar. The village offers a range of independent shops, cafés, pubs and restaurants, as well as well-regarded schools and scenic countryside walks, including nearby Mountsorrel Quarry and the Great Central Way. With convenient access to Loughborough, Leicester and the M1, Mountsorrel combines village charm with excellent transport links, making it an ideal location for commuters and families alike.

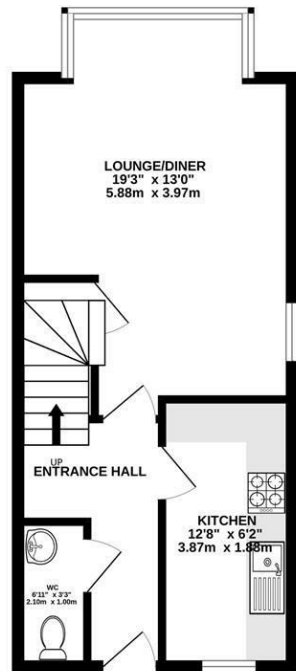




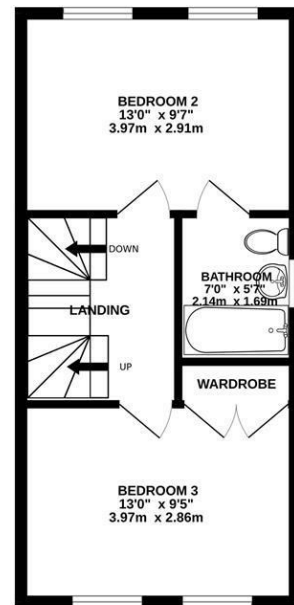
# Key Features

- THREE DOUBLE BEDROOMS
- MASTER EN-SUITE BEDROOM
- THREE STOREY TOWNHOUSE
  - END TERRACE POSITION
  - MODERN FITTED KITCHEN
  - SPACIOUS LOUNGE DINER
  - GROUND FLOOR WC
- TANDEM DRIVEWAY PARKING
- DETACHED SINGLE GARAGE & TWO OFF ROAD PARKING SPACES
- ENCLOSED REAR GARDEN

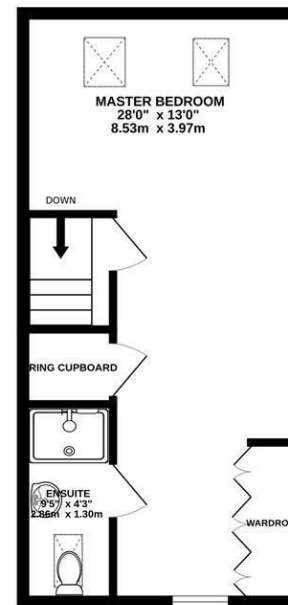
GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



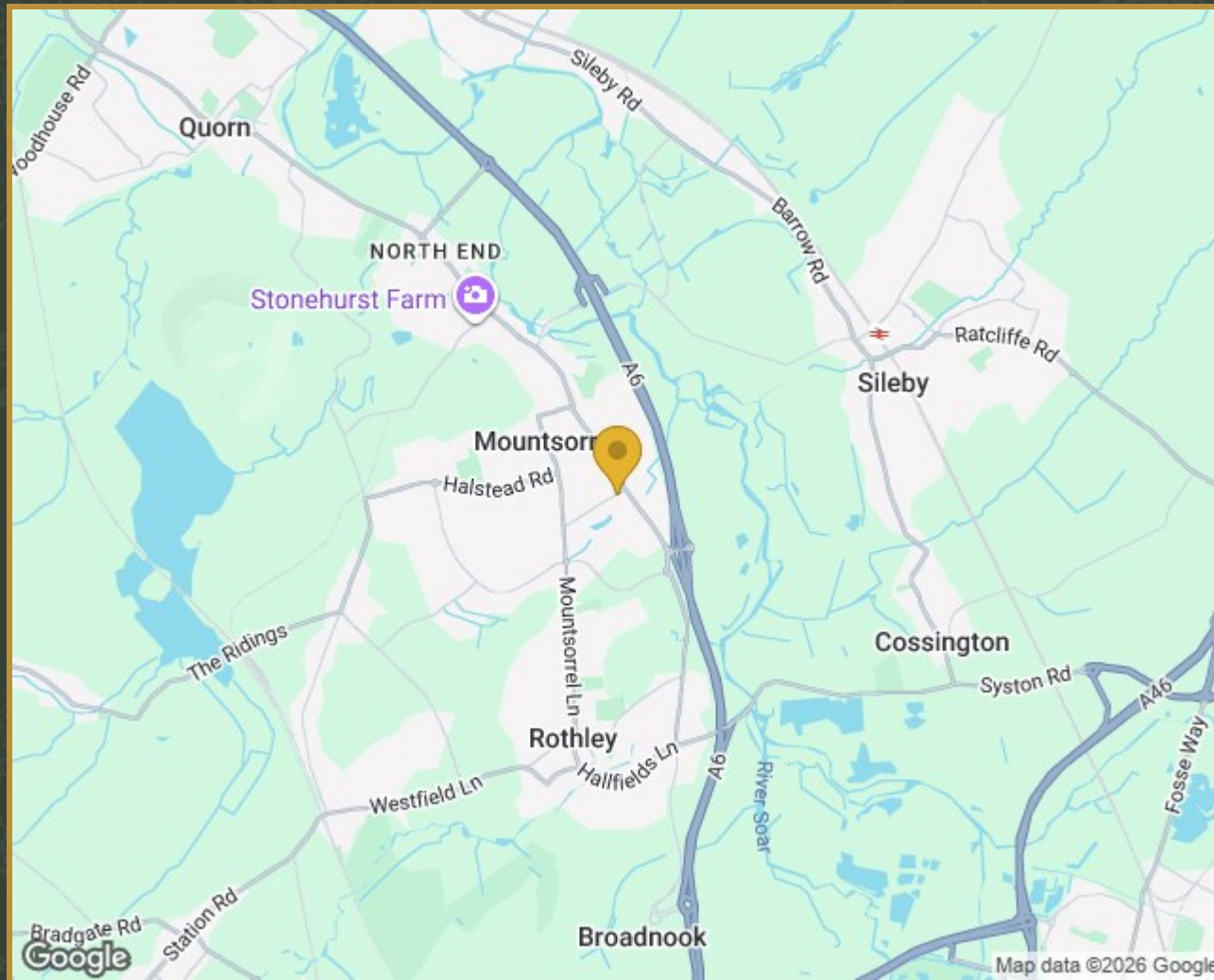
TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

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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| Energy Efficiency Rating                                                              |         | Environmental Impact (CO <sub>2</sub> ) Rating                                        |  |                                                                                       |           |
|---------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|-----------|
|                                                                                       | Current | Potential                                                                             |  | Current                                                                               | Potential |
| Very energy efficient - lower running costs                                           |         |                                                                                       |  | Very environmentally friendly - lower CO <sub>2</sub> emissions                       |           |
| (92 plus) A                                                                           |         |                                                                                       |  | (92 plus) A                                                                           |           |
| (81-91) B                                                                             |         |                                                                                       |  | (81-91) B                                                                             |           |
| (69-80) C                                                                             |         |                                                                                       |  | (69-80) C                                                                             |           |
| (55-68) D                                                                             |         |                                                                                       |  | (55-68) D                                                                             |           |
| (39-54) E                                                                             |         |                                                                                       |  | (39-54) E                                                                             |           |
| (21-38) F                                                                             |         |                                                                                       |  | (21-38) F                                                                             |           |
| (1-20) G                                                                              |         |                                                                                       |  | (1-20) G                                                                              |           |
| Not energy efficient - higher running costs                                           |         |                                                                                       |  | Not environmentally friendly - higher CO <sub>2</sub> emissions                       |           |
| England & Wales                                                                       |         | EU Directive 2002/91/EC                                                               |  | England & Wales                                                                       |           |
|  |         |  |  |  |           |

# *Property Location*



14b Linkfield Road, Mountsorrel, Loughborough, LE12 7DL

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