



**LOUGHBOROUGH ROAD, MOUNTSORREL, LOUGHBOROUGH**

**OFFERS OVER: £ 240,000**





**\*\*Rezide Estate Agents are delighted to introduce Loughborough Road — a charming semi-detached cottage tucked away in the beautiful village of Mountsorrel.\*\***

This fantastic property offers a cosy lounge, a farmhouse-style kitchen with open-plan dining area, and an extended garden room. Upstairs, you'll find two double bedrooms and a newly fitted, luxurious bathroom suite. Outside, there's a private rear garden — perfect for relaxing and entertaining.

Located in the heart of the village amongst exciting new businesses and amenities, this is the ideal first home for anyone seeking character and individuality.





As you approach the property, you'll be immediately taken by its charming curb appeal — a cobblestone frontage and tasteful grey render give this cottage a truly welcoming feel. Stepping inside, a small entrance hall provides the perfect space for coats and shoes before leading into the main lounge, beautifully decorated in rich, moody tones. A generous window with luxury shutters fills the room with light, while a feature log burner, fitted cupboards, and solid wood floors create a warm and inviting atmosphere.







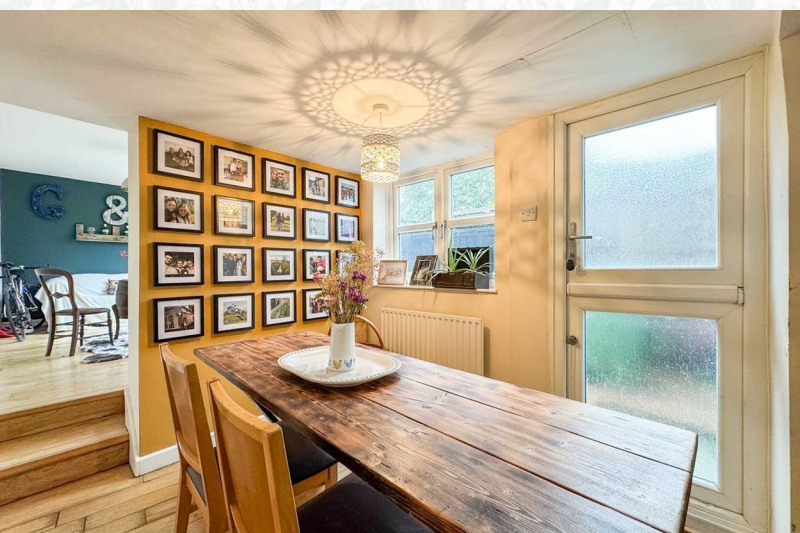




Moving through to the kitchen, you'll find a bespoke country-style design with ample storage and solid wood work surfaces. The same tiled flooring flows seamlessly into the open-plan dining area — a perfect space for cooking, entertaining, and family meals. Under-stair storage adds practicality, while two windows and a back door provide





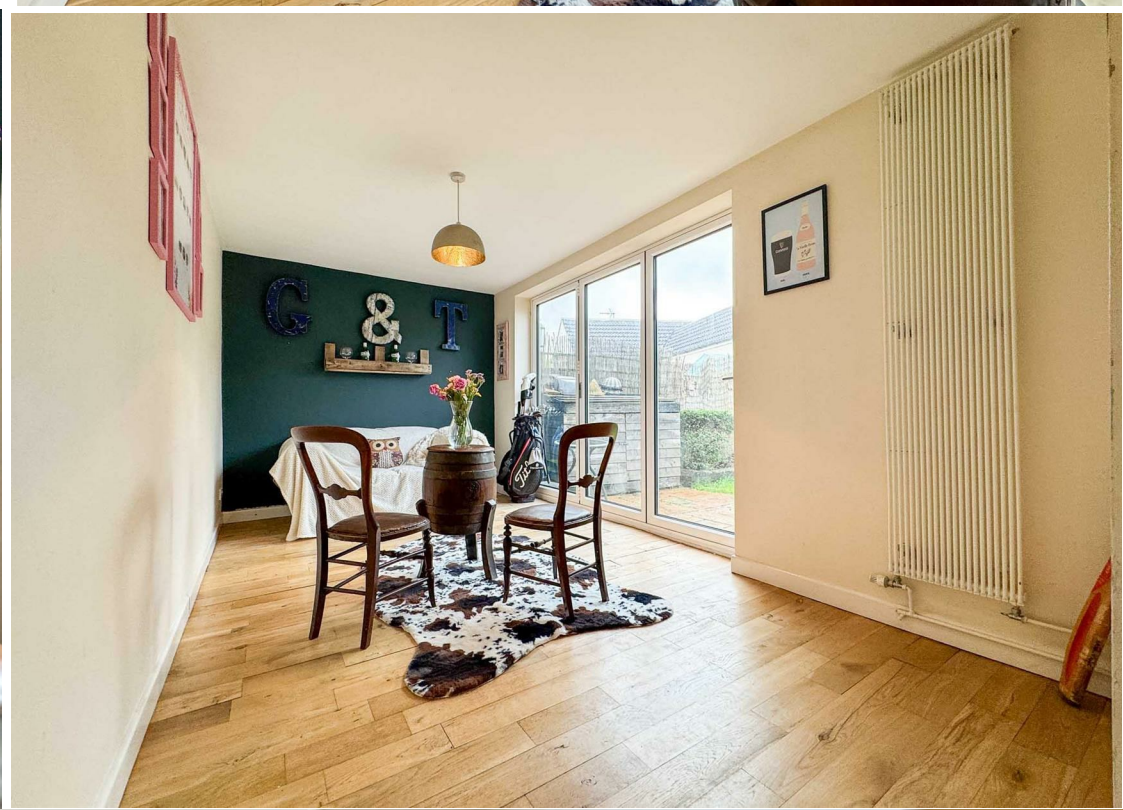
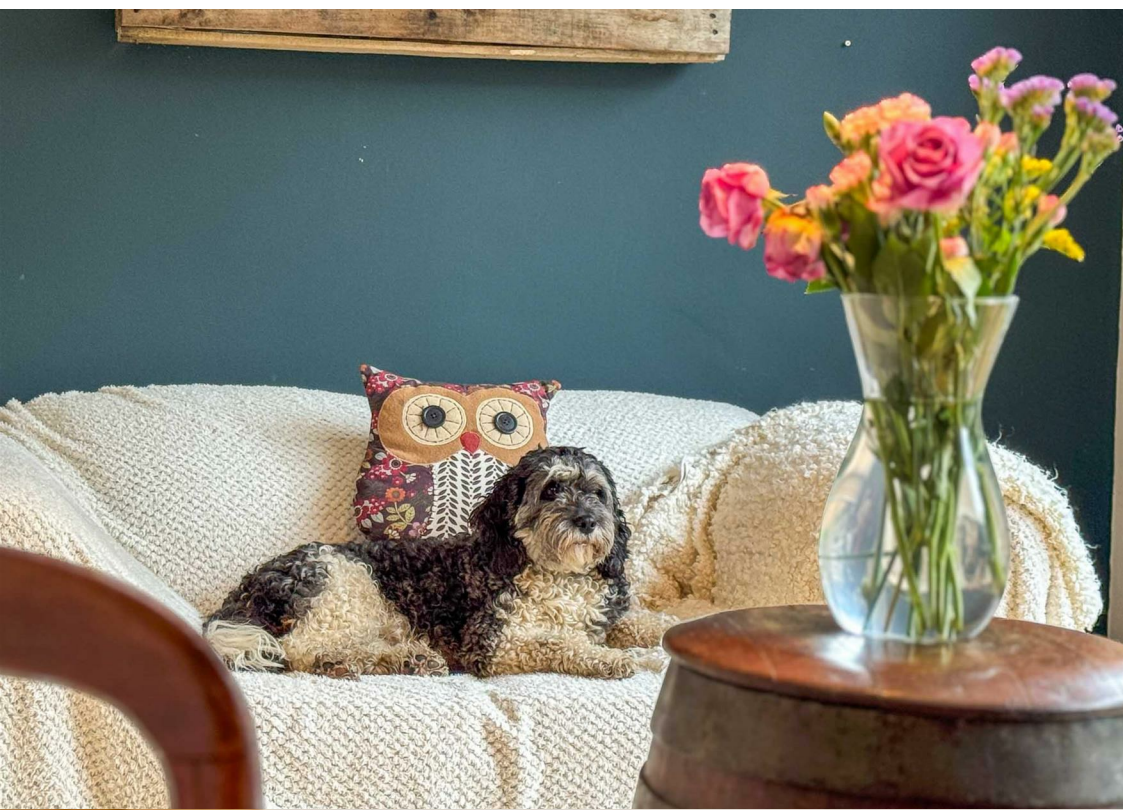


natural light and access to the garden.

At the rear of the home, the extended garden room offers a superb additional reception space with timber floors, stylish décor, and bi-fold doors opening out onto the garden. This versatile room could serve as a home office, games room, or bar area — ideal for modern living.

Upstairs, the property features two beautifully presented double bedrooms. The master bedroom boasts a stunning exposed brick chimney breast with feature fireplace, window shutters, carpeted floors, and tasteful décor. There's also a fitted storage cupboard over the stairs, perfect as an additional wardrobe. Bedroom two offers elegant









panelled walls, a window overlooking the rear garden, and a serene, cosy feel — ideal as a guest or children's room.

At the end of the landing, you'll discover a newly fitted contemporary bathroom complete with luxury tiling, a floating vanity unit, floating WC, and a stylish bath with overhead rainfall shower. A black-framed glass shower screen adds a modern, designer touch.

Outside, the private rear garden offers a lovely balance of patio, lawn, and a second seating area. With the neighbouring property





being a bungalow, the garden feels wonderfully secluded — perfect for entertaining or relaxing on sunny days.

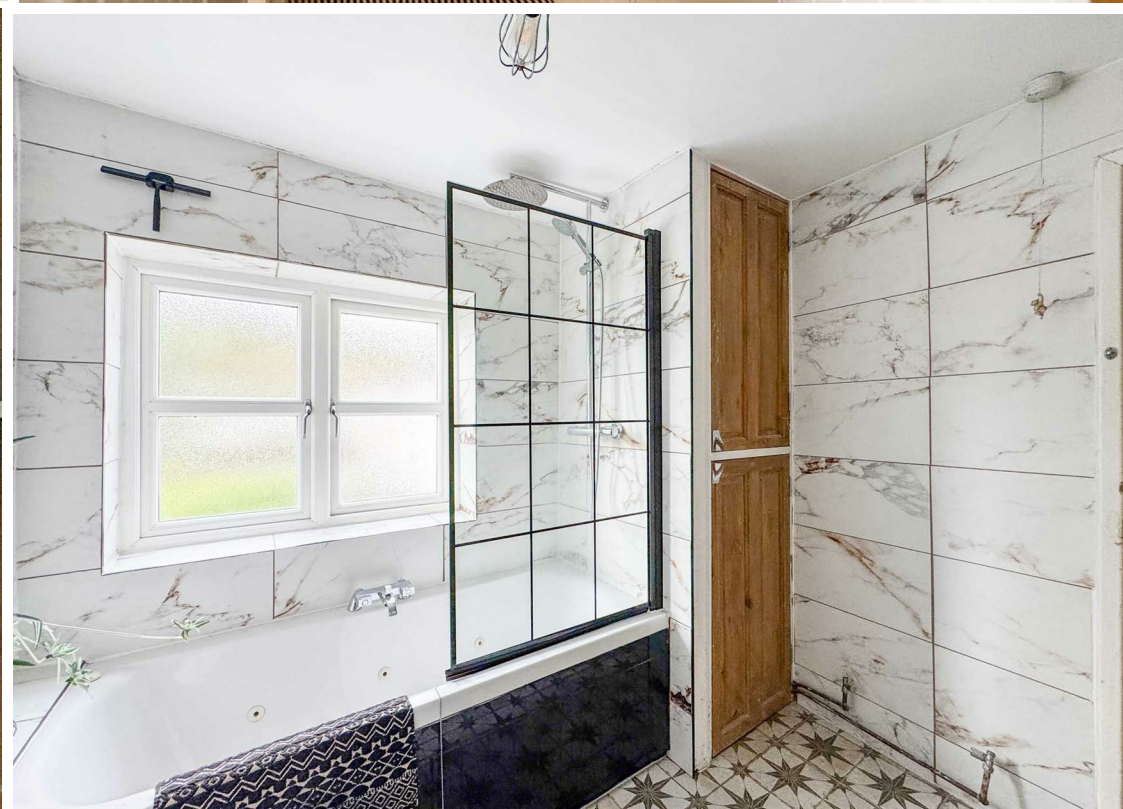
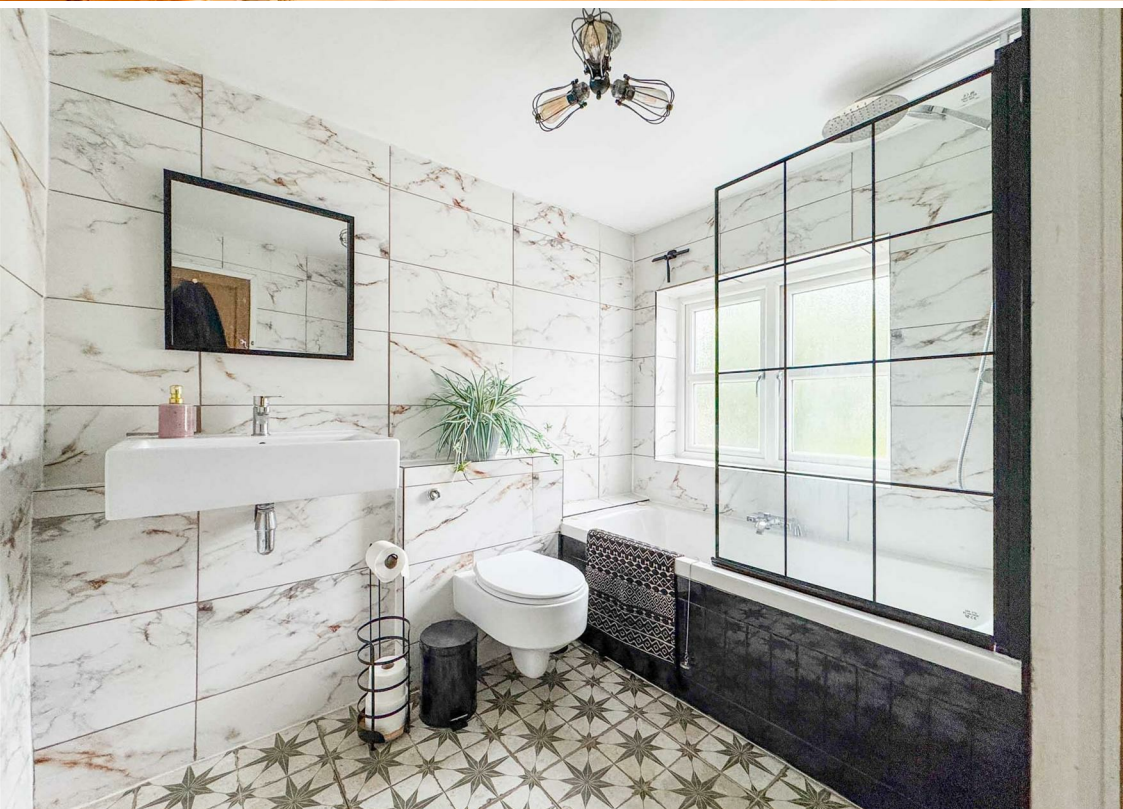
To the side of the lane, there is a gravel area currently used for parking. The present owners have enjoyed use of two spaces since 2021; however, it should be noted that these are not formally included on the property's title register.

If you'd like further details regarding parking arrangements or any other aspect of this gorgeous cottage, please contact **\*\*REZIDE\*\*** on **\*(01509) 274474\*\***.





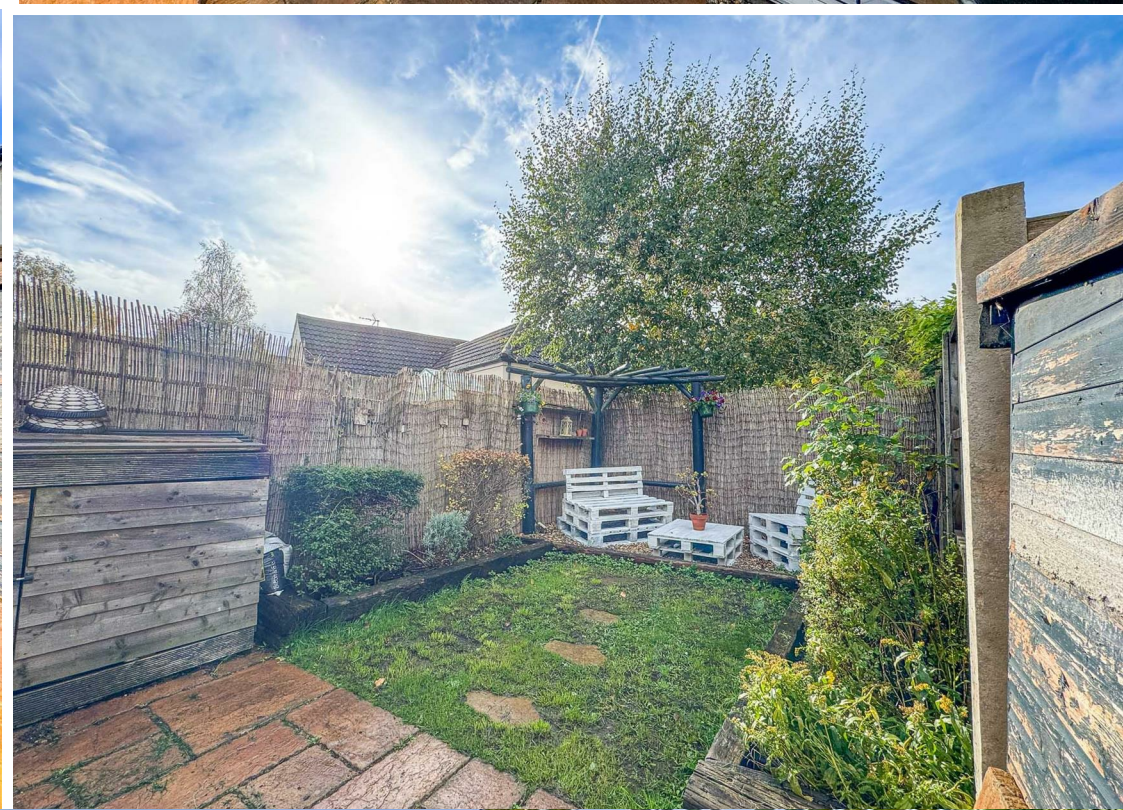










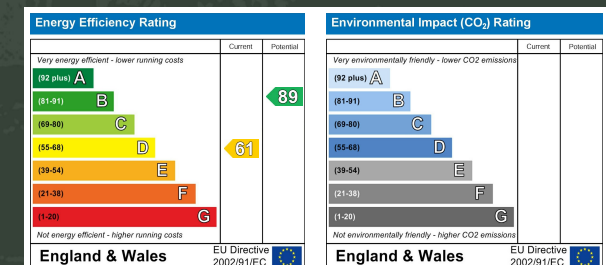
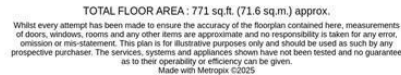






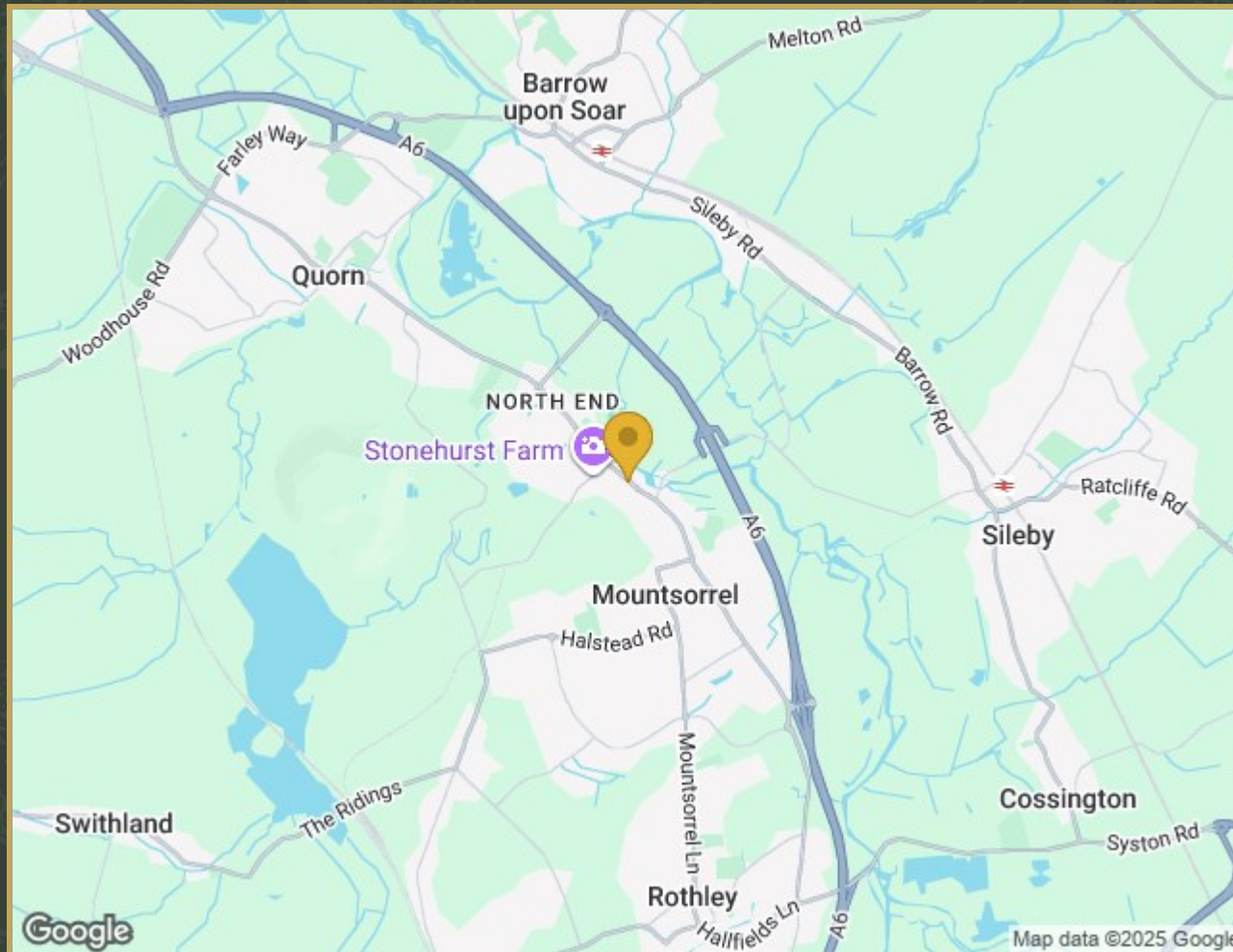


- CHARMING SEMI-DETACHED COTTAGE
- HEART OF MOUNTSORREL VILLAGE LOCATION
- OPEN PLAN KITCHEN DINER
- GARDEN ROOM WITH BI-FOLD DOORS
- LOG BURNER AND FITTED SHUTTERS
- TWO DOUBLE BEDROOMS
- LUXURY BATHROOM WITH RAINFALL SHOWER
- PRIVATE REAR GARDEN WITH PATIO
- PARKING AVAILABLE (SEE DESCRIPTION)
- EPC - D





# *Property Location*



43 Loughborough Road, Mountsorrel, Loughborough, LE12 7AP





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