

The Nook, Watling Street, Mountsorrel

Offers Over £220,000



This three/four-bedroom semi-detached bungalow offers generous and versatile accommodation arranged over two floors and presents an exciting opportunity for buyers seeking a project with the potential to create a truly special home in a sought-after village location.







As you approach the property, a stoned driveway provides off-road parking. Steps lead up to the front door, which gives access both to the main entrance of the home and through to the rear garden, offering practical circulation around the property.

Upon entering, you are welcomed into a central hallway. To the left sits the kitchen, a well-proportioned space fitted with an integral oven and offering space for a fridge/freezer and washing machine, providing a solid base for future improvement.

Continuing through the hallway is the main living room, a generous bay-fronted room featuring a character fireplace that forms an attractive focal point. Stairs from the living room lead to the first-floor accommodation.

Also located on the ground floor is the family bathroom, fitted with a shower over the bath, WC and wash basin.

To the rear of the downstairs accommodation is an additional bedroom, a large and


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flexible space enjoying views over the rear garden, ideal as a ground-floor bedroom or further reception room.

To the right-hand side of the property is a further versatile room, perfectly suited as a study, snug or home office, benefiting from direct access to the rear garden, making it ideal for those working from home or seeking a quiet retreat.

Rising to the first floor, there are two double bedrooms, both overlooking the rear garden. One of the bedrooms benefits from a sink vanity, adding further practicality.

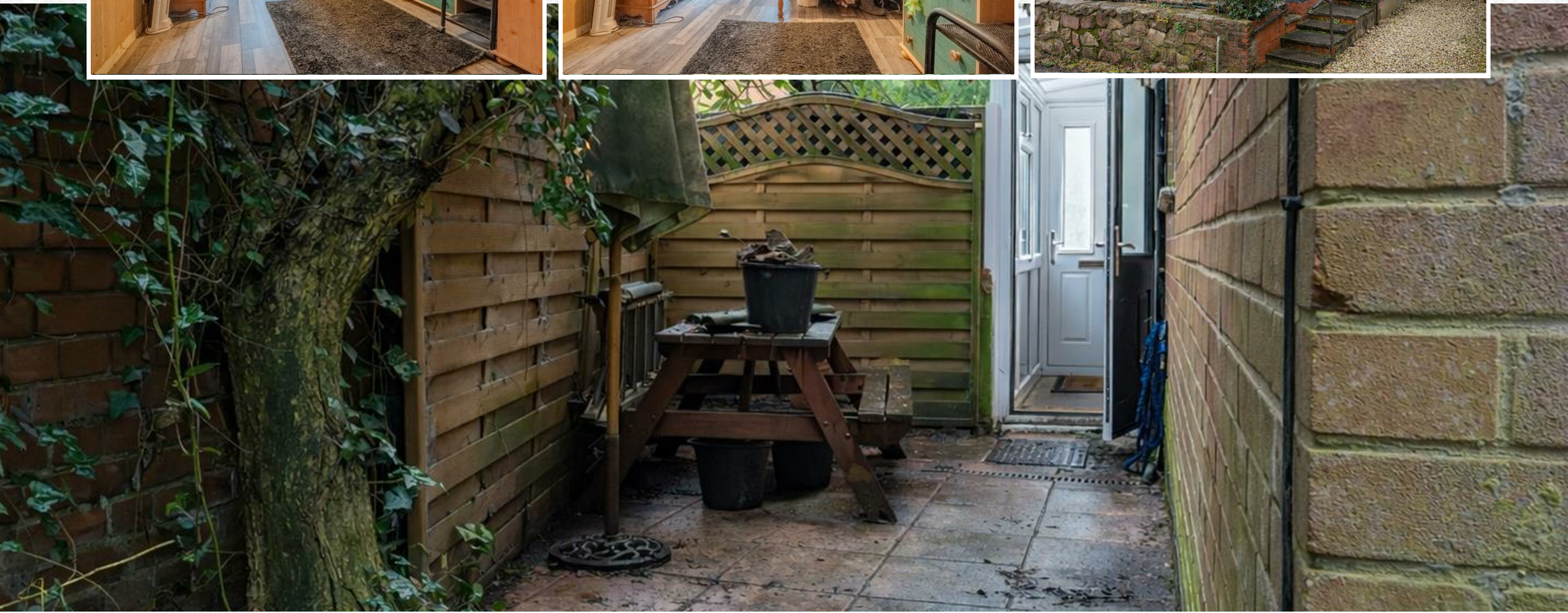
Externally, the tiered rear garden is a particular highlight, offering elevated views across the village and excellent potential to create a truly magical outdoor space with seating areas, planting and terraces to make the most of the outlook.

Overall, this property represents a fantastic opportunity to modernise and personalise a spacious home in a desirable village setting, making it the perfect project for those looking to create their dream home.

















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How to find The Nook, Watling Street, Mountsorrel

Situated on Watling Street in the heart of Mountsorrel, the property enjoys a prime village location within this historic and highly regarded Charnwood village. Mountsorrel offers a wide range of local amenities including independent shops, cafés, pubs, popular schooling and riverside walks along the River Soar. Excellent transport links provide easy access to Loughborough, Leicester, the A6 and wider motorway networks, while nearby open countryside, Bradgate Park and Charnwood Forest offer outstanding leisure and recreational opportunities.



 4  1  2  1100.00 sq ft

