



**11 The Homestead, Mountsorrel, Loughborough,  
LE12 7HS  
£475,000**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



# 11 The Homestead

## Mountsorrel

### Loughborough

LE12 7HS

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Nestled in the charming village of Mountsorrel, Loughborough, The Homestead presents an exceptional opportunity for those seeking a spacious family home. This delightful house boasts inviting reception rooms, perfect for both entertaining guests and enjoying quiet family evenings, four well-proportioned bedrooms and ample space for everyone to find their own sanctuary.







Kitchen



Kitchen

## Description

This attractive detached family home is situated in the picturesque village of Mountsorrel, Leicestershire, and is offered with the benefit of no onward chain. The property provides a versatile and spacious living space, ideal for family life.

Upon entering, you are greeted by a welcoming reception hallway, which provides access to the various rooms on the ground floor. The large living area offers a comfortable and airy space to relax, perfect for family gatherings or quiet evenings. Adjacent to the living room is a separate dining area, providing an excellent setting for formal meals or casual family dining. The conservatory at the rear of the property is a bright and inviting space, offering additional room to enjoy the surrounding views and natural light throughout the year. A convenient downstairs WC is also located on the ground floor for added practicality. The kitchen breakfast room is a generous size, offering a wonderful space for preparing meals and casual dining, with plenty of storage and workspace to suit modern needs.

On the first floor, the property features four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, creating a private retreat for the homeowners. The remaining bedrooms are well-sized and offer flexible use, whether as children's rooms, guest bedrooms, or home offices. A separate family bathroom serves the other bedrooms, featuring contemporary fixtures and fittings to meet the needs of a growing family.

Outside, the property is set back from the road with a driveway that provides ample parking space for vehicles. The front garden adds to the property's curb appeal and is well-maintained enhancing its attractive exterior. At the rear, the garden is a particular highlight, offering a peaceful outdoor space with a patio area that overlooks a picturesque paddock, providing a lovely rural outlook.

This home is ideally positioned in a quiet village location, making it the perfect choice for those looking for a spacious family home with easy access to local amenities and transport links.

This property is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest in a promising property, The Homestead is a splendid choice that combines comfort, space, and convenience.





Dining Area



Bedroom



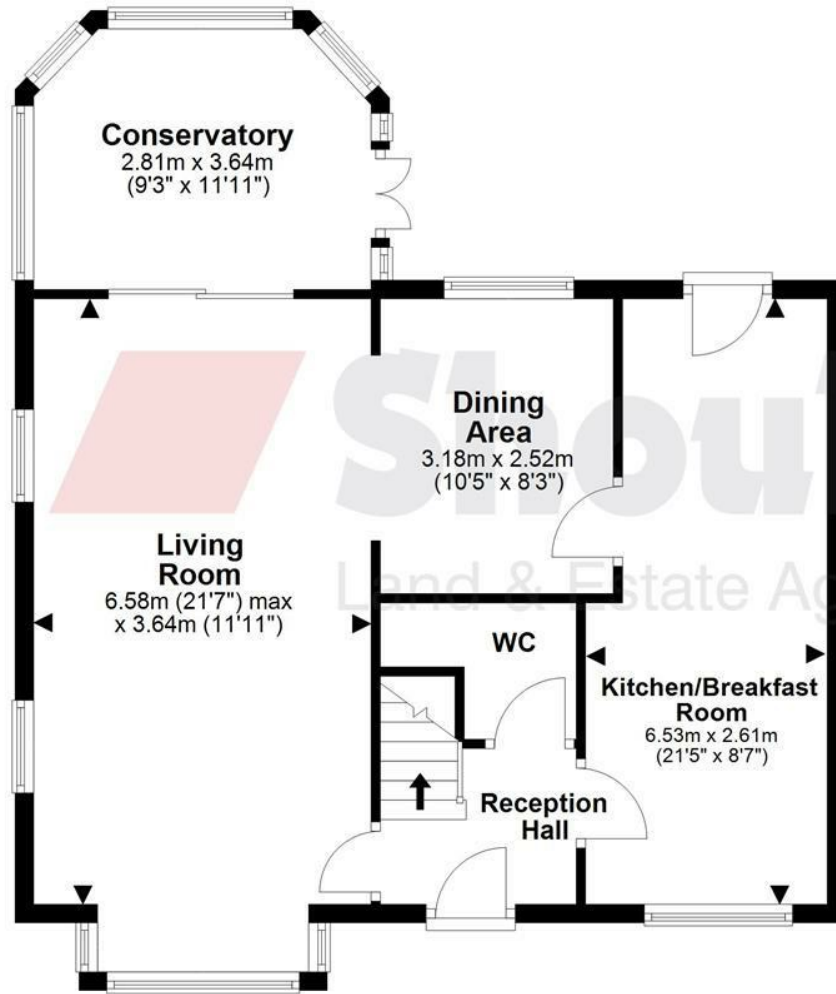
Bedroom



Bathroom

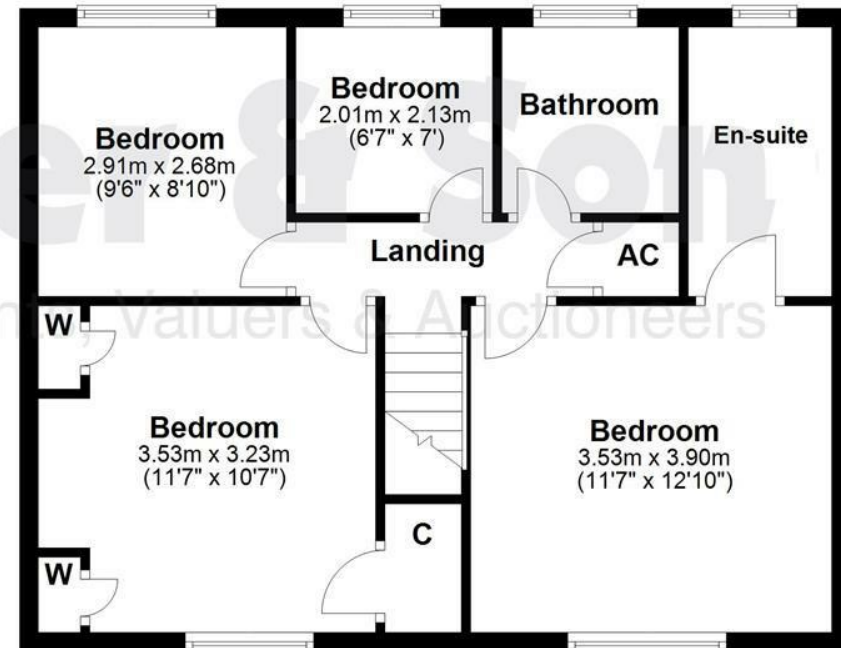
## Ground Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



## First Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.

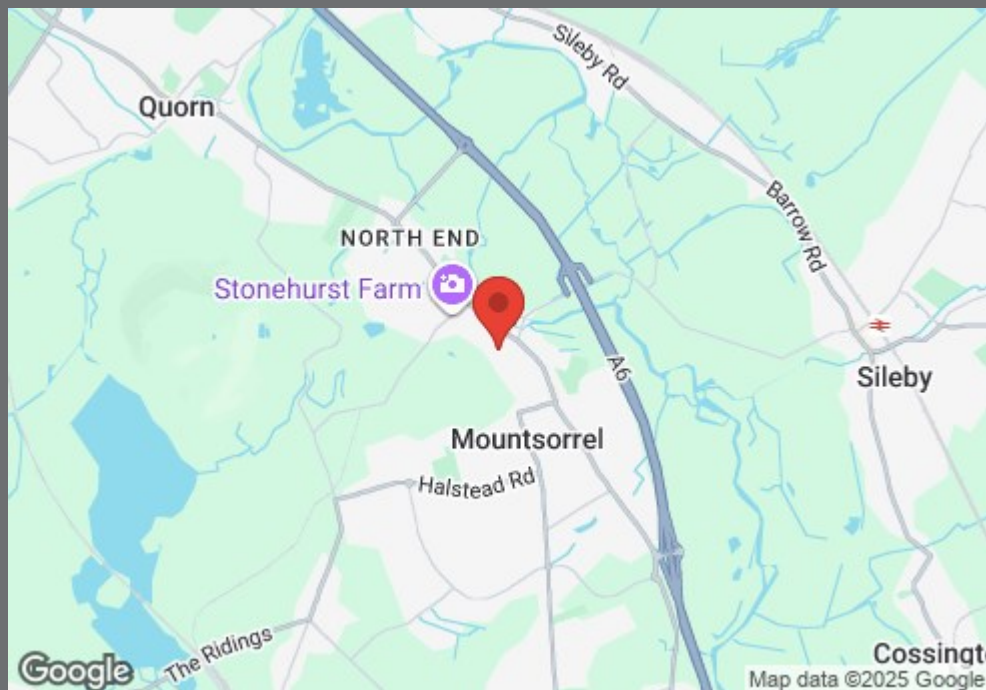




Conservatory



Back Garden



- Attractive detached family home
- No onward chain benefit
- Versatile, spacious living
- Large living area
- Bright conservatory
- Generous kitchen breakfast room
- Four well-proportioned bedrooms
- Master en-suite shower room
- Picturesque paddock views
- Ample driveway parking & garage



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