

# William



DEPTFEND  
VILLAS  
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20 Hawcliffe Road  
Mountsorrel, Loughborough, LE12 7AH  
Guide price £230,000



## 20 Hawcliffe Road

Mountsorrel, Loughborough, LE12 7AH

William. is delighted to offer this immaculately presented, two double bedroom Victorian end terrace house to market. Offering the perfect blend of modern living and characterful charm having been tastefully upgraded, whilst retaining a host of characterful features throughout - It is a property which must be viewed!

Located on Hawcliffe Road on the edge of the ever-popular village of Mountsorrel and within walking distance of neighbouring Quorn, this fantastic property boasts versatile accommodation throughout, in brief comprising: Formal living room, separate dining room and a tastefully finished kitchen to the ground floor. Whilst to the first floor are two well-proportioned double bedrooms and a spacious bathroom.

The property offers truly impressive outside space - To the rear, there is an informal decorative stone patio nearest the property with access to a useful small outbuilding. A path leads to a further private and fully enclosed lawned section, with additional patio and large timber shed - Both areas are ideal spaces for outdoor entertaining!

Mountsorrel and the neighbouring village of Quorn offer a wide selection of local amenities including: Cafés, pubs and restaurants as well as doctor's surgery, butchers, dentist, post office, farm park, leisure centre, Waitrose supermarket and multiple schooling options.

The location provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, A6 and A46 all within close proximity. There are regular local bus services and train links to Leicester and Nottingham can be found in the neighbouring villages of Barrow upon Soar and Sileby. Bradgate Park is just a short drive away whilst the River Soar and wider links to Charnwood's array of natural beauty are on the doorstep.

Viewing of this property cannot be recommended highly enough to fully appreciate the level of finish and accommodation on offer and are strictly by appointment only, to be booked via William. Property.

DETAILS:

### GROUND FLOOR





**Living Room**  
13'9" x 11'5" (4.2 x 3.5)

**Dining Room**  
15'1" x 13'9" max (4.6 x 4.2 max)

**Kitchen**  
13'5" x 6'10" (4.1 x 2.1)

**FIRST FLOOR**

**First Floor Landing**

**Bedroom 1**  
13'9" x 11'5" (4.2 x 3.5)

**Bedroom 2**  
11'5" x 10'9" (3.5 x 3.3)

**Bathroom**  
13'5" x 6'10" (4.1 x 2.1)

**OUTSIDE**

**Front Garden**

**Rear Garden & Patios**

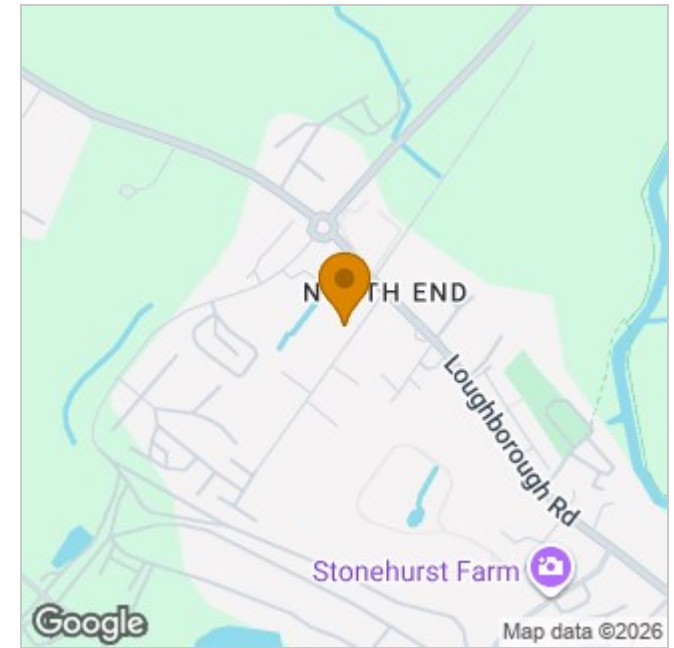
**Disclaimer**



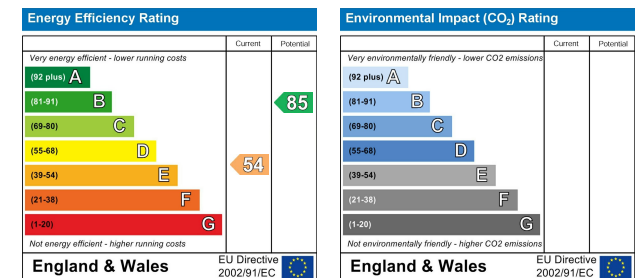
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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