

# William.



41 Foulds Road  
Mountsorrel, Loughborough, LE12 7ZG

Guide price £275,000



## 41 Foulds Road

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William. is delighted to offer this modern, immaculately presented three bedroom, two bathroom mid-townhouse to market. Boasting **\*\* NO UPWARD CHAIN \*\*** and open views to the front elevation, it is set in a prime position on the ever popular "Fieldfare" development in Mountsorrel and is an ideal option for First Time Buyers or investors alike.

Built by the renowned Jelson homes and benefiting from the balance of the 10 year NHBC warranty, this fantastic property has been tastefully upgraded by the existing owners with versatile accommodation in brief comprising: Entrance hall, guest WC and modern, bright & spacious open plan living/dining/kitchen (with quartz worksurfaces) to the ground floor. Whilst to the first floor are three well-proportioned bedrooms (Master with -en-suite) all with electric blinds and a further contemporary bathroom. Externally, the property benefits from a low maintenance front garden and a beautifully landscaped, fully enclosed private rear garden which is the ideal space for outside entertaining! The property also benefits from allocated parking spaces with further on street parking available.

Mountsorrel boasts a range of local amenities including shops, supermarket, pubs, restaurants, takeaways and leisure centre. The property is within close proximity to a selection of local primary and secondary schooling options including Christ Church & St Peters Primary, Humphrey Perkins, Rawlins Academy, The Loughborough Schools Foundation and Ratcliffe College. The location also offers quick access to a variety of road links to Loughborough, Leicester, Nottingham and Derby via the A6, A46 and M1 Motorway and further rail links to Nottingham, Leicester from neighbouring Barrow upon Soar & Sileby stations and London St Pancras from nearby Loughborough train station.

Viewing of this property cannot be recommended highly enough to fully appreciate the location and quality of finish throughout and are strictly By Appointment Only - Booked via William.





## GROUND FLOOR

**Entrance Hall**  
11'5" x 8'2" (3.5 x 2.5)

**WC**  
6'6" x 3'1" (2.0 x 0.95)

**Kitchen / Dining Area**  
14'11" x 8'4" (4.55 x 2.55)

**Living Area**  
15'3" x 10'2" max (4.65 x 3.10 max)

## FIRST FLOOR

**First Floor Landing**

**Bedroom 1**  
13'5" x 8'6" (4.1 x 2.6)

**En-Suite**  
8'4" x 4'1" (2.55 x 1.25)

**Bedroom 2**  
8'8" x 8'0" (2.65 x 2.45)

**Bedroom 3**  
10'2" x 6'2" (3.1 x 1.90)

**Bathroom**  
6'6" x 5'6" (2.0 x 1.7)

## OUTSIDE

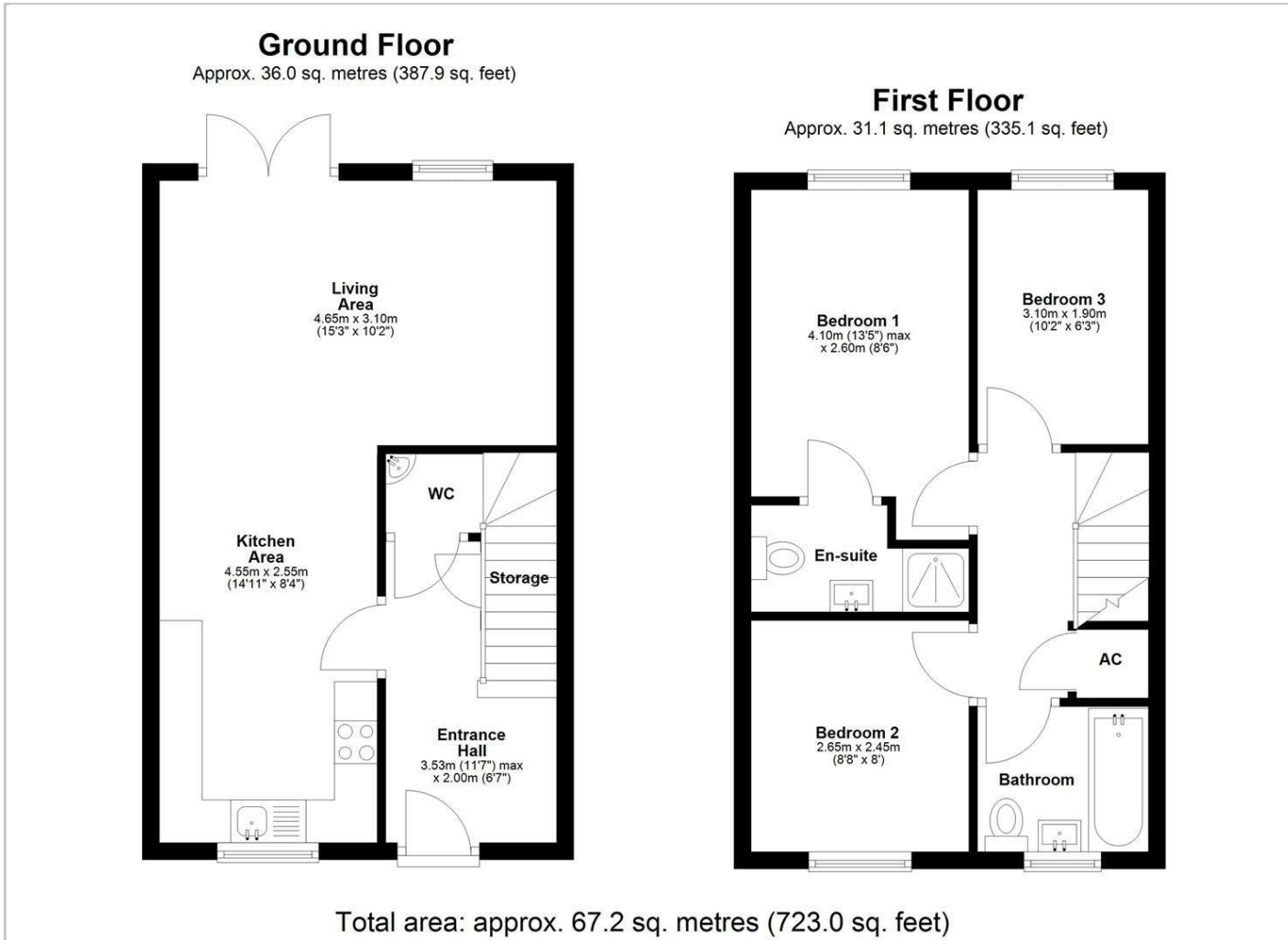
**Driveway / Parking**

**Landscaped Private Rear Garden**

## DISCLAIMER



## Floor Plan



## 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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## Area Map



## Energy Efficiency Graph

