

# William.



190 Leicester Road  
Mountsorrel, Loughborough, LE12 7DE

Guide price £385,000



## 190 Leicester Road

Mountsorrel, Loughborough, LE12 7DE

William. is delighted to offer this characterful and beautifully presented three-bedroom detached family home to market. Boasting a private driveway, substantial detached garage (to rear) and spacious and low maintenance rear gardens, it truly is a property that must be viewed to appreciate the accommodation, finish and potential for extension (STP) that it offers.

Located on Leicester Road in the ever-popular village of Mountsorrel and within walking distance of the village centre, leisure centre and its array of local amenities, this fantastic property boasts bright and spacious living accommodation throughout, currently set over two floors, in brief comprising: Porch, inviting entrance hall, formal living room, separate dining room, spacious conservatory, modernised kitchen and useful guest WC to the ground floor. Whilst to the first floor are three well-proportioned bedrooms and a modern family bathroom.

The property offers truly impressive outside space, ideal for outdoor entertaining! To the rear, there is an large patio area which leads up to a further section of lawn, bordered by a selection of mature plants and trees. The large detached garage / workshop requires some internal cosmetic updates but would make an ideal home gym / office or large storage space.

Mountsorrel and the neighbouring villages 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.

This truly is a property which must be viewed! Note: All viewing appointments are to be booked directly via William. Property.

ACCOMMODATION:





## GROUND FLOOR

**Entrance Porch**  
7'0" x 2'5" (2.15 x 0.75)

**Entrance Hall**  
13'11" x 7'0" (4.25 x 2.15)

**Living Room**  
11'11" x 11'11" (3.65 x 3.65)

**Dining Room**  
12'3" x 11'11" (3.75 x 3.65)

**Conservatory**  
12'11" x 11'11" max (3.95 x 3.65 max)

**Kitchen**  
11'5" x 7'0" (3.49 x 2.15)

**WC**  
4'11" x 2'5" (1.5 x 0.75)

## FIRST FLOOR

**First Floor Landing**  
9'9" x 7'0" (2.99 x 2.15)

**Bedroom 1**  
12'1" x 11'11" (3.70 x 3.65)

**Bedroom 2**  
11'11" x 11'11" (3.65 x 3.65)

**Bedroom 3**  
8'0" x 7'0" (2.45 x 2.15)

**Family Bathroom**  
7'0" x 5'10" (2.15 x 1.8)

## OUTSIDE

**Garage / Workshop**  
23'11" x 14'7" (7.3 x 4.45)

**Driveway / Parking**

**Private Rear Garden**

## DISCLAIMER



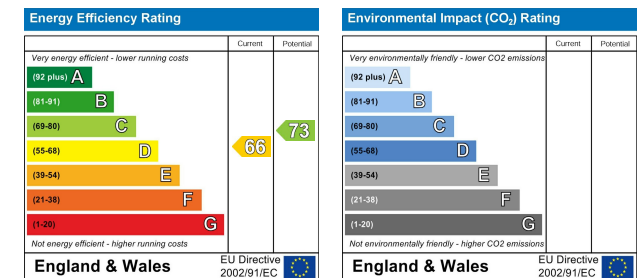
## Floor Plan



## 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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