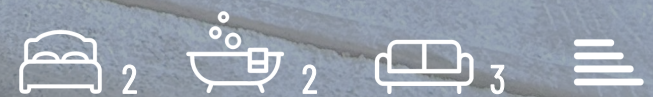


# William.



76 Linkfield Road  
Mountsorrel, Loughborough, LE12 7DL

Guide price £289,950





## 76 Linkfield Road

Mountsorrel, Loughborough, LE12 7DL

William. is delighted to offer this extended and well presented two double bedroom, two bathroom semi-detached Bungalow to market. With a large South facing garden, solar panel system, conservatory and a centrally heated garage / workshop, this truly is a property which must be viewed to be fully appreciated!

Located on Linkfield Road in the ever-popular village of Mountsorrel, this fantastic property boasts bright and spacious accommodation throughout in brief comprising: Entrance hall, formal living room, open plan dining kitchen, conservatory (with log burner), shower room, two well proportioned double bedrooms and a separate bathroom. The garage / workshop is centrally heated and can be accessed directly from the property. Outside, the large South facing garden has been tastefully landscaped with space for a green house and timber storage sheds. To the front of the property, the tarmac driveway provides parking for several vehicles. There is also a separate loft room (via ladder access)

Mountsorrel and the neighbouring village of Quorn offer a wide selection of local amenities including: Cafés, pubs and restaurants as well as doctors, butchers, dentist, post office, farm park, leisure centre, Waitrose supermarket, the Michelin starred "Johns House" Restaurant 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, as well as regular local bus services. 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 condition and accommodation which this property offers and are strictly by appointment only - To be booked directly via William. Property

ACCOMMODATION COMPRISES:







## INTERNAL ACCOMMODATION:

**Entrance Hall**  
16'4" x 3'1" (5.0 x 0.95)

**Bedroom 1**  
12'5" x 10'2" (3.8 x 3.1)

**Bedroom 2**  
14'1" x 10'2" (4.3 x 3.1)

**Bathroom**  
8'2" x 4'7" (2.5 x 1.4)

**Living Room**  
14'11" x 11'11" (4.55 x 3.65)

**Dining Area**  
11'0" x 10'4" (3.37 x 3.15)

**Kitchen**  
25'9" x 8'3" (7.85 x 2.52)

**Conservatory**  
14'3" x 7'8" (4.35 x 2.35)

**Rear Lobby**  
8'2" x 3'1" (2.50 x 0.95)

**Shower Room**  
8'2" x 5'10" (2.50 x 1.8)

**Garage / Workshop**  
19'0" x 10'2" (5.8 x 3.1)

**Loft Room**  
14'9" x 7'2" (4.52 x 2.2)

## OUTSIDE

**Private Driveway**

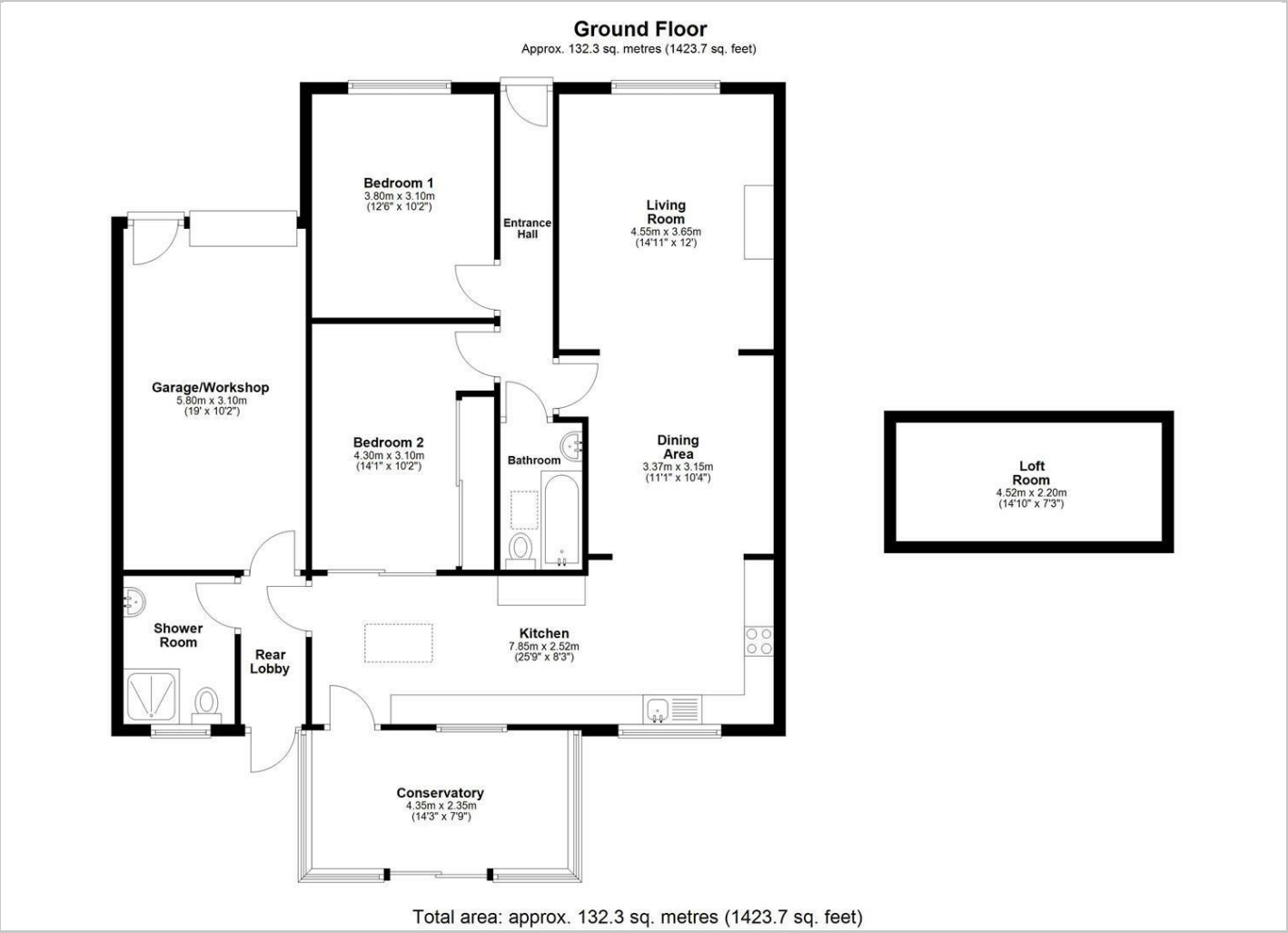
**South Facing Rear Garden**

**Disclaimer**





Floor Plan



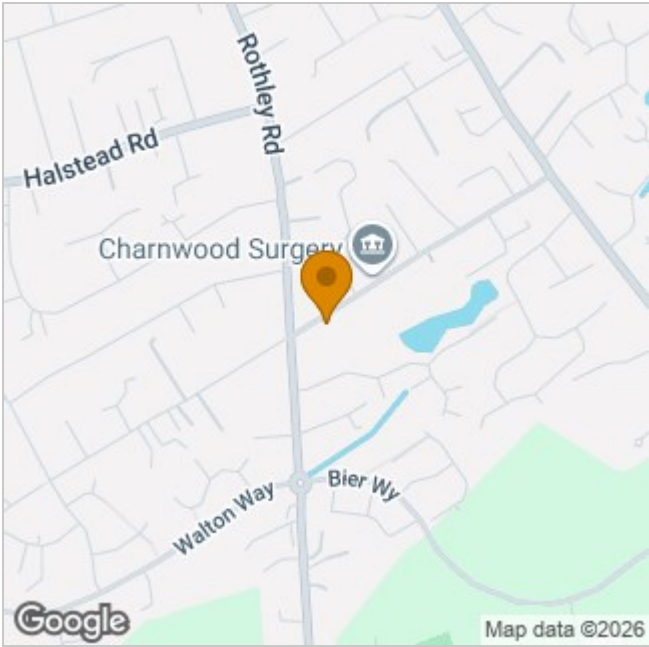
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

