

William.



33 Seaton Road
Mountsorrel, Loughborough, LE12 7YH

Guide price £325,000



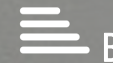
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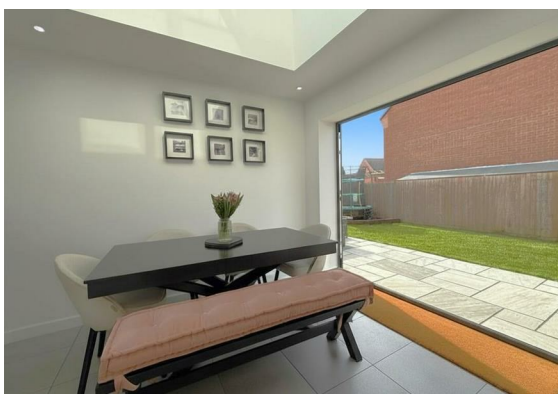
William. is delighted to offer this immaculately presented and tastefully extended three-bedroom, two-bathroom semi-detached home to market. Located in the ever popular Charnwood village of Mountsorrel, this fantastic property sits in favourable position on the edge of the "Fieldfare" Development, with open views to the front elevation.

Constructed by the renowned Jelson Homes (and benefiting from the balance of the 10-year NHBC Warranty), the property boasts bright, versatile and modern accommodation throughout and has been tastefully decorated and upgraded by the existing owners with accommodation in brief comprising: Inviting entrance hall, guest WC / utility, kitchen with extended dining / living area and a separate spacious formal living room to the ground floor. Stairs rise to the first floor and the three well-proportioned bedrooms (master with en-suite shower room) and the separate contemporary family bathroom.

Externally, there are front and rear gardens with open views to the front elevation. The low maintenance, fully enclosed rear garden is ideal for outdoor entertaining with large patio area, turfed lawn and has ample space for a storage. There is also a private tarmac driveway located to the side of the property, which provides parking for two / three vehicles.

Surrounded by charming countryside, Mountsorrel has a range of local amenities including local stores and supermarket, pubs, restaurants and takeaways and leisure centre. 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 & Sibley 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 level of accommodation throughout and are strictly By Appointment Only - To be booked directly via William. Property





Accommodation

GROUND FLOOR

Entrance Hall

11'9" x 6'6" max (3.6 x 2.0 max)

Downstairs WC / Utility

7'2" x 4'7" (2.2 x 1.4)

Kitchen

16'4" x 9'10" (5.0 x 3.0)

Dining / Living

13'1" x 8'6" (4.0 x 2.6)

Formal Living Room

16'8" x 11'5" max (5.1 x 3.5 max)

FIRST FLOOR

First Floor Landing

Bedroom 1

16'0" x 12'1" max (4.9 x 3.7 max)

En-Suite

7'0" x 5'4" max (2.15 x 1.65 max)

Bedroom 2

10'9" x 7'10" max (3.3 x 2.4 max)

Bedroom 3

8'10" x 7'6" max (2.7 x 2.3 max)

Family Bathroom

7'10" x 6'6" (2.4 x 2.0)

Outside

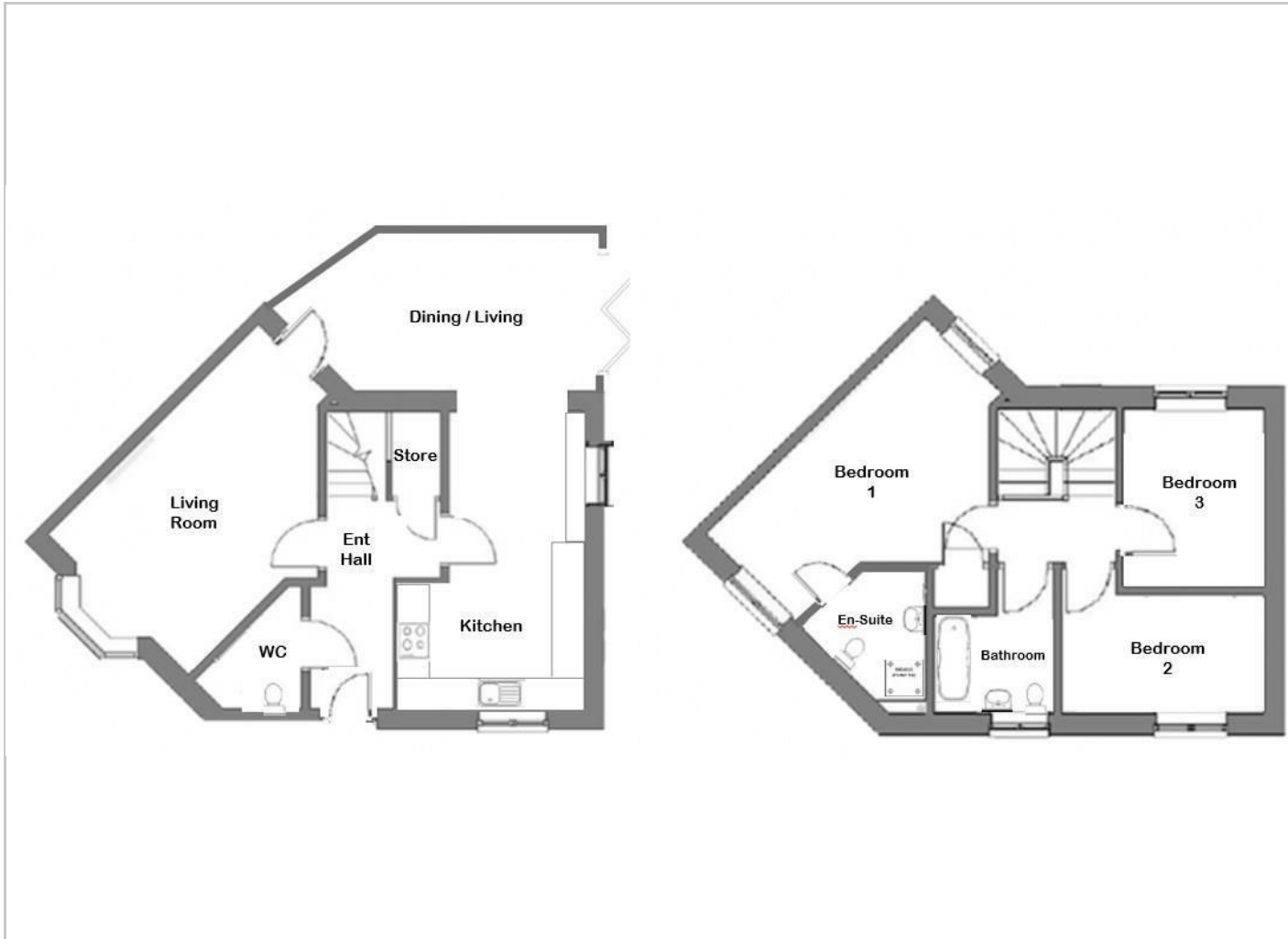
Front Garden

South West Facing Rear Garden

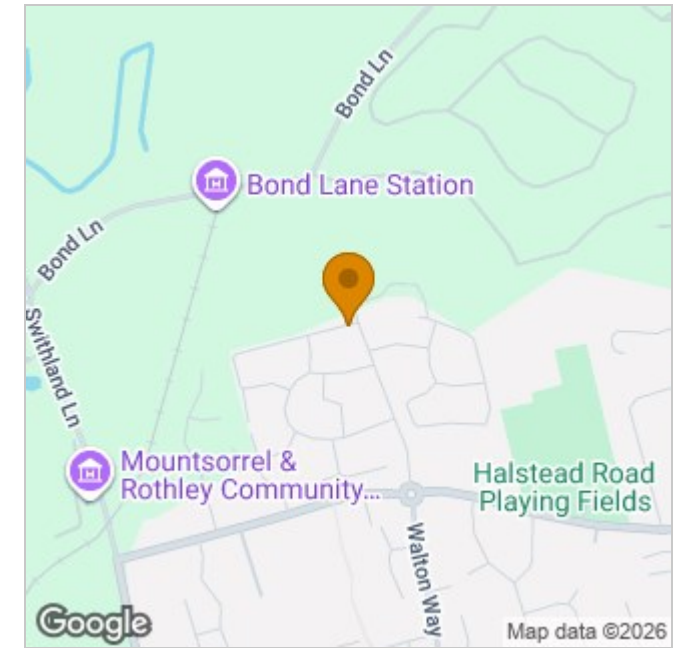
Private Driveway

DISCLAIMER

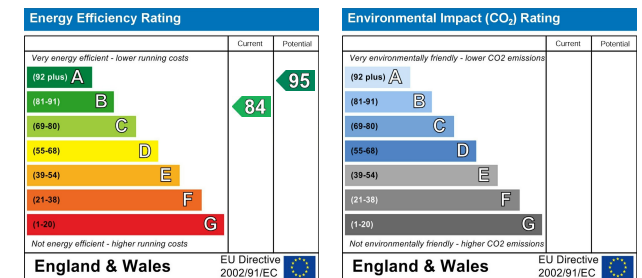
Floor Plan



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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