



Smiths
your property experts

Belvoir Close

Mountsorrel

- Beautifully presented detached family home
- Generous plot with off-road parking for up to four vehicles
- Four good sized bedrooms and two bathrooms
- Open-plan kitchen and a bay-fronted sitting room
- Downstairs utility room and a w.c.
- Generous and landscaped private rear gardens
- Double garage converted to annexe accommodation
- Popular village with excellent local amenities

General Description

Smiths Property Experts offer to the market this beautifully maintained and presented detached family home in an impressive and generous plot. The property is situated in a quiet cul-de-sac in the Charnwood Forest Side of Mountsorrel.

The property has been lovingly maintained and updated by the current owners, who have created an excellent annexe space in the former double garage with a separate reception room, bedroom, and en-suite shower room. The property is conveniently located near the village centre and offers easy access to both excellent amenities and beautiful countryside walks.







The Property

Internally the property is light, spacious and presented in immaculate and excellent condition throughout. Expect to find approximately 1,513 square feet of living accommodation laid across two floors. In brief the layout includes an entrance hall, a light-filled sitting room with a box bay window to front, an open-plan kitchen and living area with direct garden access to the rear, a utility room, and a WC. The garage has been converted and is currently used as a dining room in one half, with a double bedroom and an en-suite shower room in the other. The space would make exceptional annexe accommodation for multi-generational living. Upstairs are a further four good sized bedrooms and a family bathroom. The large main bedroom also affords private en-suite facilities.

The Outside

The property is set back from the cul-de-sac behind a double width driveway providing off-road parking for up to four vehicles and lawned front gardens. To the rear are generous and private landscaped gardens. There is a gravelled space to the right-hand side of the property, and the gardens boast central lawns, with low-maintenance borders, gravel paths and seating areas. There is a lovely summer house to the top of the garden, where two raised timber decks are perfect for outdoor entertaining.







The Location

The village of Mountsorrel is highly regarded and nestled between the Soar Valley and the Charnwood Forest. The village offers an impressive range of amenities, including the Stonehurst Family Farm, a Michelin Star restaurant, and a Waitrose supermarket. There are also plenty of dining options, public houses, a doctor's surgery, and excellent schooling choices available. The nearby villages of Rothley and Quorn are both within one mile, and the beautiful Charnwood Forest is right on your doorstep. Additionally, the A6 road network runs adjacent to the village, providing easy access to nearby cities such as Leicester and Loughborough.

Property Information

EPC Rating: D.

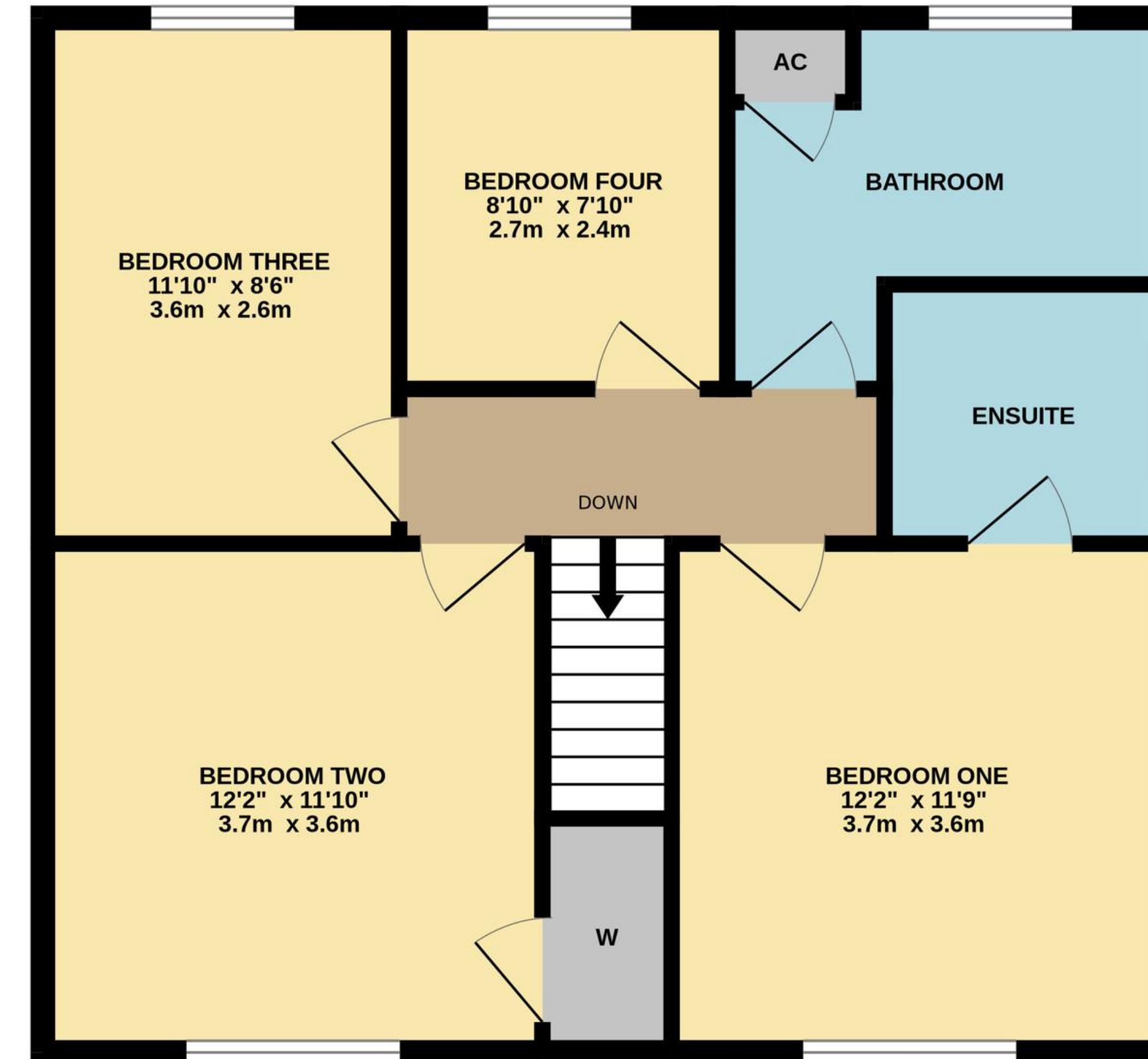
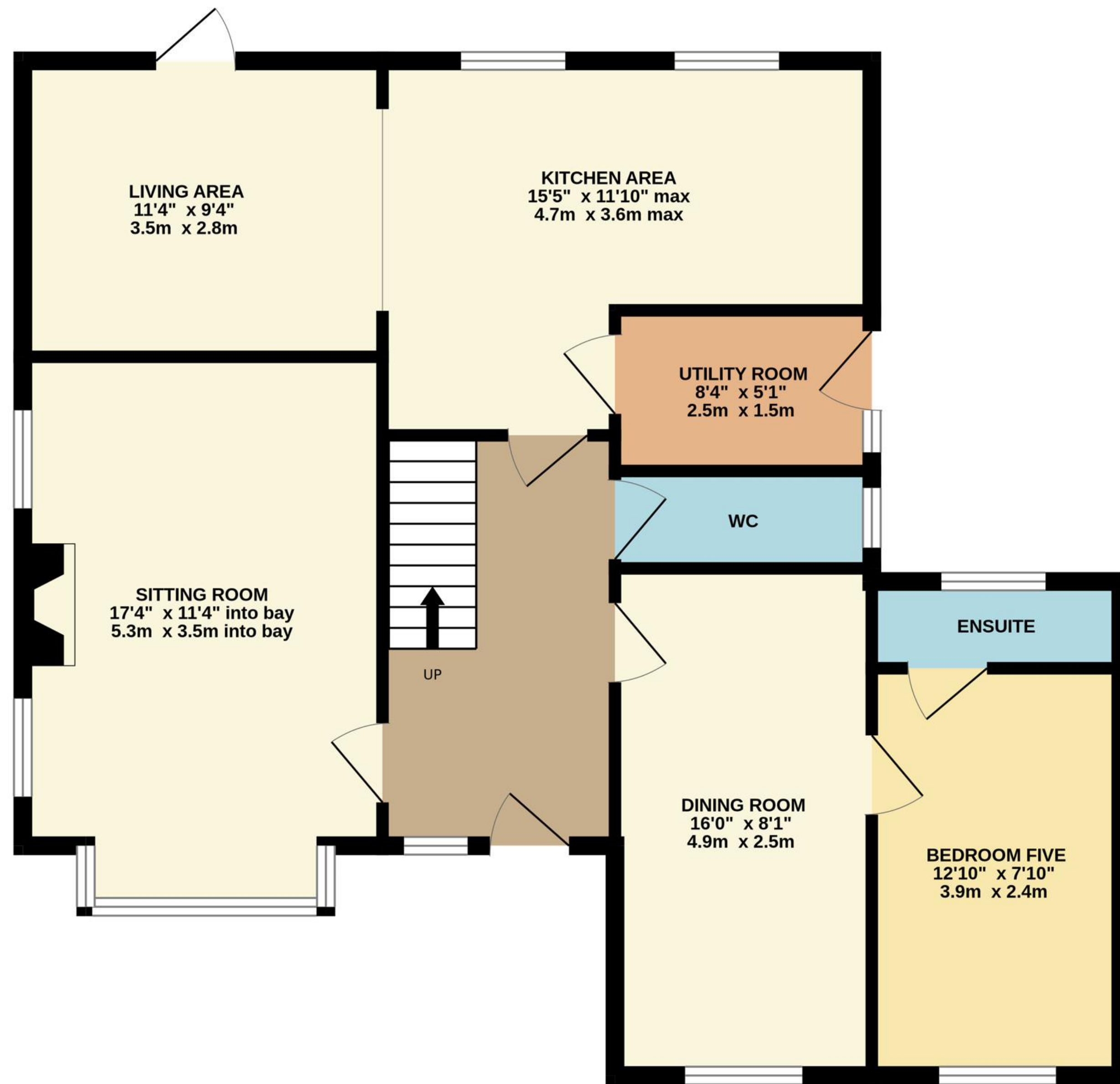
Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



