



Smiths
your property experts

West Cross Lane

Mountsorrel

- Exceptional detached bungalow in a gated plot
- Situated in a prime location between Rothley and Mountsorrel
- Sweeping private driveway and a detached double garage
- Grounds measuring approximately 1/5th of an acre
- Three bedrooms and two bathrooms
- Sitting room opening to a spacious kitchen/diner
- Spacious and bright internal living space
- Rear gardens full of afternoon sun and a high degree of privacy



General Description

Smiths Property Experts offer to the market this exceptional detached bungalow set in an individual gated plot of approximately 1/5 of an acre with a detached double garage. The property is situated on West Cross Lane between the villages of Rothley and Mountsorrel.

The property boasts a prime location, offering easy access to the stunning Charnwood Forest. The nearby villages of Mountsorrel and Rothley provide an assorted range of amenities, such as public houses, coffee shops, restaurants, and medical practices. There is also a Waitrose supermarket. The A6 provides convenient access to Leicester and Loughborough, while the M1 motorway and East Midlands airport are also easily accessible.





The Property

Internally, the property offers spacious and bright accommodation, affording uPVC double glazing and gas central heating throughout. Laid around a central hallway, the accommodation extends to approximately 1,000 square feet with the addition of the double garage. In brief, expect to find three bedrooms, the principal room boasting built-in wardrobes and separate en-suite facilities, and a modern shower room. The main living areas are generous, with a sitting room to the front opening to a spacious kitchen/diner that leads out onto the rear gardens via glazed doors to the rear. The kitchen is fitted to a high specification with granite work surfaces and good quality fitted appliances.

The Outside

The grounds of this lovely home are gated and private, extending to approximately 1/5th of an acre. There is a sweeping private driveway, and the front gardens are beautifully landscaped. Additionally, there is also a detached double garage with power, lighting, and an electric opening door to the front. To the rear are lawned gardens with landscaped flat paths. The gardens are full of afternoon sun and afford a high degree of privacy. The grounds are mature and have well-stocked borders and beds. There are two lovely seating terraces to the rear.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

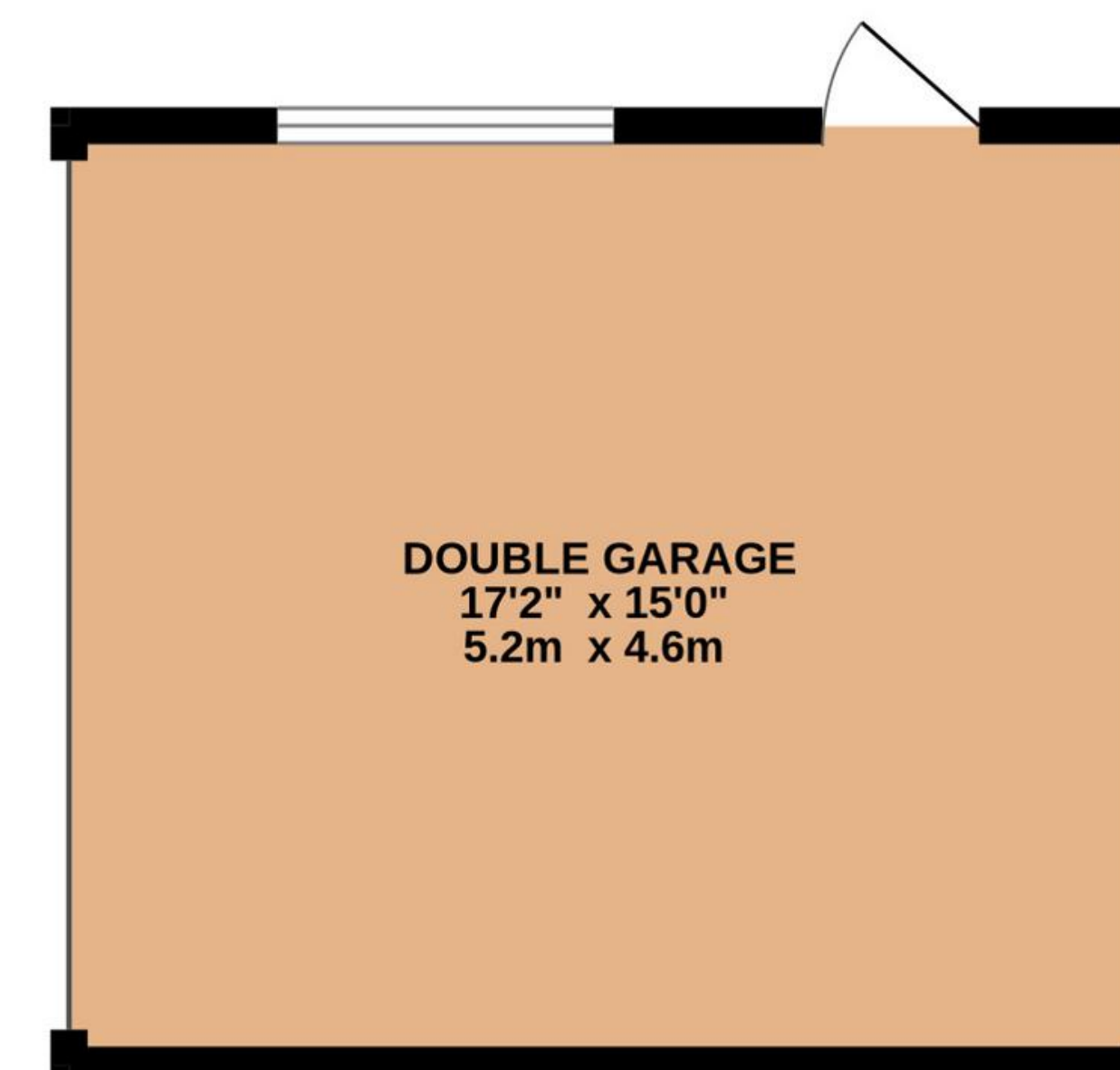
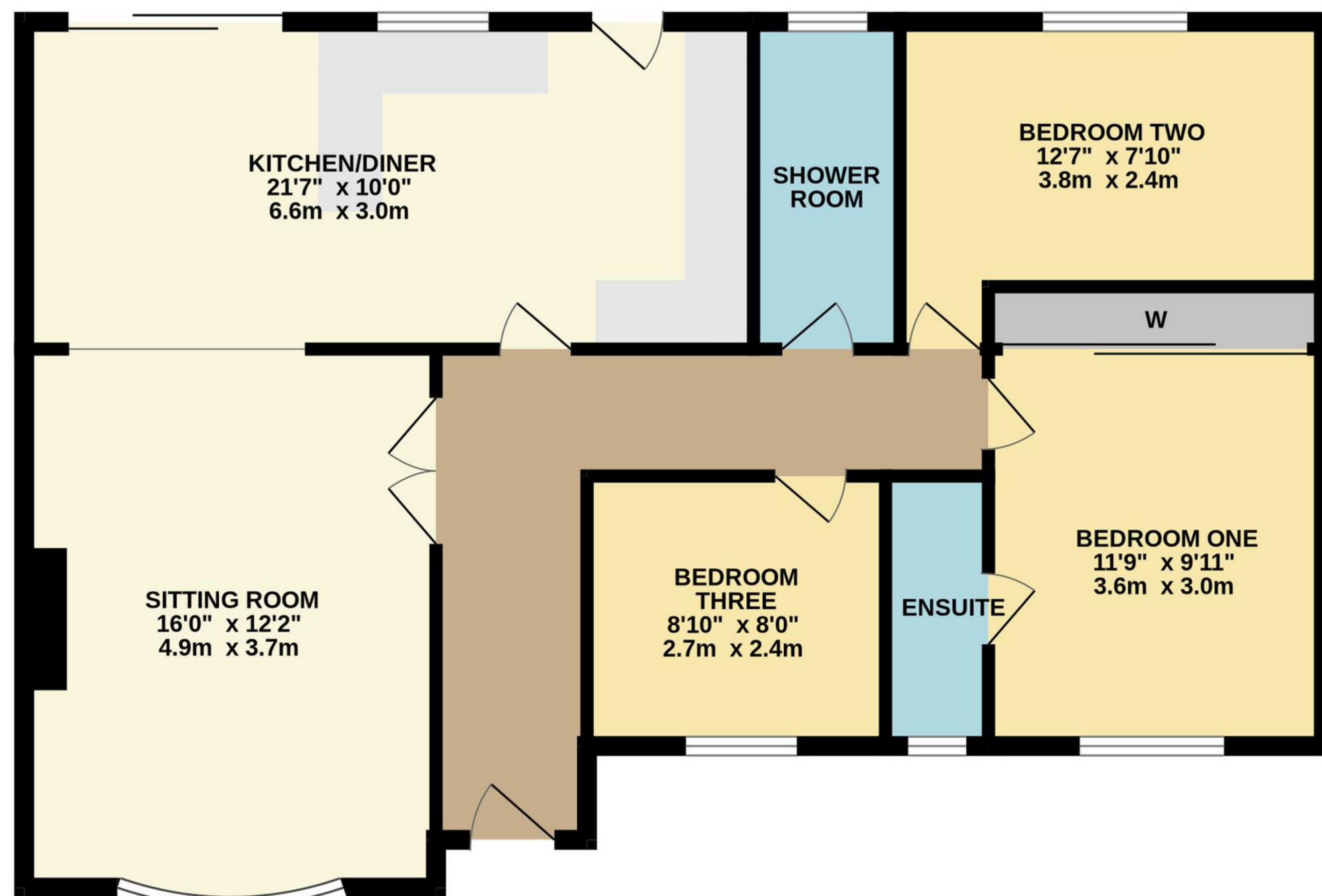
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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.

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