



Toon Close | Mountsorrel

Toon Close, Mountsorrel is situated at the end of a quiet cul-de-sac in a private position. Toon Close itself is situated off Halstead Road on a small development of only nine properties. This executive detached four bedroomed family home, sits on a generous plot with beautifully landscaped private front and rear gardens. The property is deceptively spacious offering a flexible range of reception rooms. Early viewing is recommended to appreciate the standard of accommodation on offer.

- Executive detached four bedroomed family home
- Located in a corner plot position at the end of a quiet cul-de-sac
- Bright and airy dining kitchen with French doors to private enclosed rear garden
- Living room, dining room, separate study or bedroom five and additional small study room
- Four bedrooms, two of which have En-suite shower rooms and separate family bathroom

LOCATION

Mountsorrel is a particularly well serviced Charnwood Forest village, situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops, and a gym. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local beauty spots include Swithland Reservoir and Bradgate Park.







GROUND FLOOR

The reception rooms are located off a welcoming central hallway with travertine tiled flooring. The travertine flooring flows into the dining kitchen, which is located to the rear of the home with French doors overlooking the rear garden. The kitchen is generous in size and fitted with a stylish range of units with complimentary worktop and tiled splashback. The integrated appliances include, electric oven and gas hob and fridge/freezer. There is space for a dishwasher and separate utility room that offers space for your washing machine and dryer with access to the side of the house. There is also a large walk-in pantry cupboard in the kitchen area. The living room is located also to the rear of the home with French doors overlooking the rear garden with stove effect gas fire with stone surround. The second reception room/dining room overlooks the front of the home with double aspect windows. There is a separate study/home office room which could also be used as bedroom five or playroom, with built in shelving. . There is a large cloakroom currently used for coat storage but which could be used as an additional study, and a separate w.c.

FIRST FLOOR

The staircase ascends from the hallway to the first-floor landing. The principal bedroom sits to the front of the home with large Ensuite shower room. Bedroom two is also a double and is located to the rear of the house with Ensuite shower room. There are two further double bedrooms. The family bathroom incorporates a white suite with panelled bath, wash hand basin, w.c and heated towel rail.

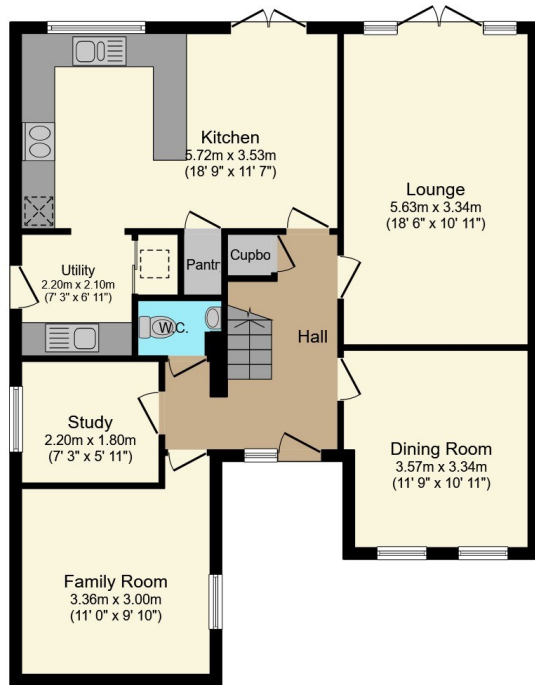
OUTSIDE

The property is situated in the corner of a cul-de-sac, in a private position. The rear garden is well established and private with a patio area for alfresco dining. There is a gated side entrance. The driveway offers car standing for two vehicles with access to the detached double garage with power and lighting.

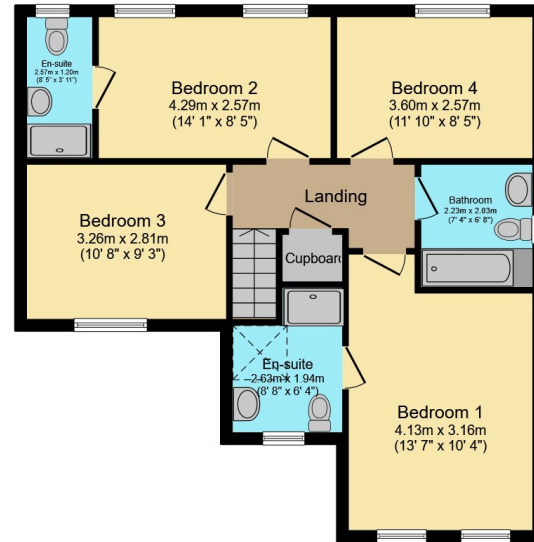




Toon Close | Mountsorrel | Leicestershire



Ground Floor



First Floor

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council

Council tax band E

