



  
CREIGHTONS  
ESTATE AGENTS

PORTER CLOSE | MOUNTSORREL | LEICESTERSHIRE

# Mountsorrel Village

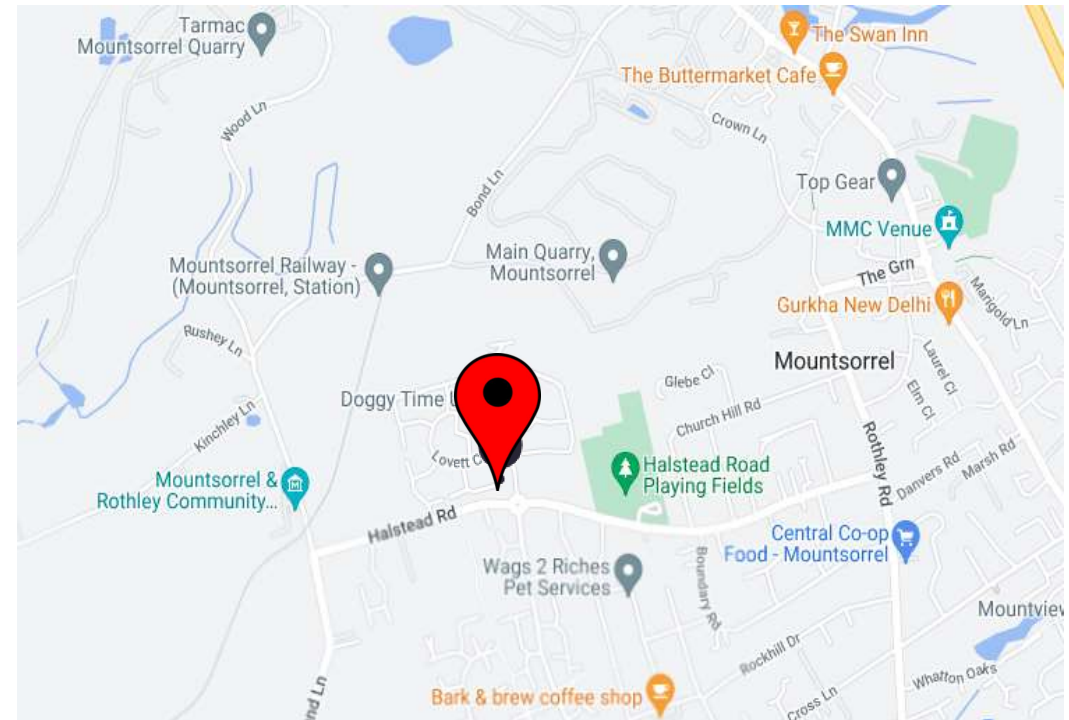
Mountsorrel is a particularly well serviced Charnwood Forest Village situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops and gyms.

The village is well placed for fast access to Loughborough and Leicester and the M1. Rail access is available at the nearby Sibleby station and Loughborough station.

Recreational and leisure facilities include the Hermitage Leisure Centre and Soar Valley Leisure Centre as well as Leicestershire's only Michelin Star restaurant. Nearby beauty spots include Swithland Reservoir and the historic Bradgate Park.

The village has great community life which include local charitable events throughout the year and at Christmas.

Porter Close offers the opportunity to part of this sought after location and is suited to families and professionals alike.



# Porter Close | Mountsorrel

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This stylish home known as the house type “The Saunton” was built in 2018 by Jelsons. The home is situated on the popular Fieldfare development in Mountsorrel. An internal inspection is highly recommended to appreciate the specification and overall condition of the property.

- Executive detached family home on generous plot at the end of a private driveway
- Stunning open plan dining/kitchen with separate utility with two sets of double doors onto a private decked outdoor area
- Four Bedrooms, including large principal bedroom with ensuite shower room.
- Living room with bay window and separate study/office space
- Unusually large plot with landscaped rear garden, large deck with pergolas that create a private area for entertaining
- Detached double garage and ample off-road parking for several vehicles





  
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## GROUND FLOOR

The property is entered into via a welcoming, tiled, entrance hallway, which provides access to the ground floor accommodation. The impressive dining kitchen runs the width of the home and has been opened up by the current owner to create a stylish open plan kitchen dining space with two sets of doors that open onto the decked seating area. The kitchen has been fitted with a range of white gloss units with Quartz worktop and splashback. There is an integrated dishwasher, SMEG range style stainless cooker with five burner gas hob with stainless steel cooker hood. A bespoke built in unit has been created for American style fridge freezer (which is available upon negotiation) The utility room is fitted with a range of cabinets which compliment the kitchen design, with space for a washing machine and dryer and service door to the rear garden. There is a study room located to the front of the home off the main hallway and there is a downstairs w.c.



## FIRST FLOOR

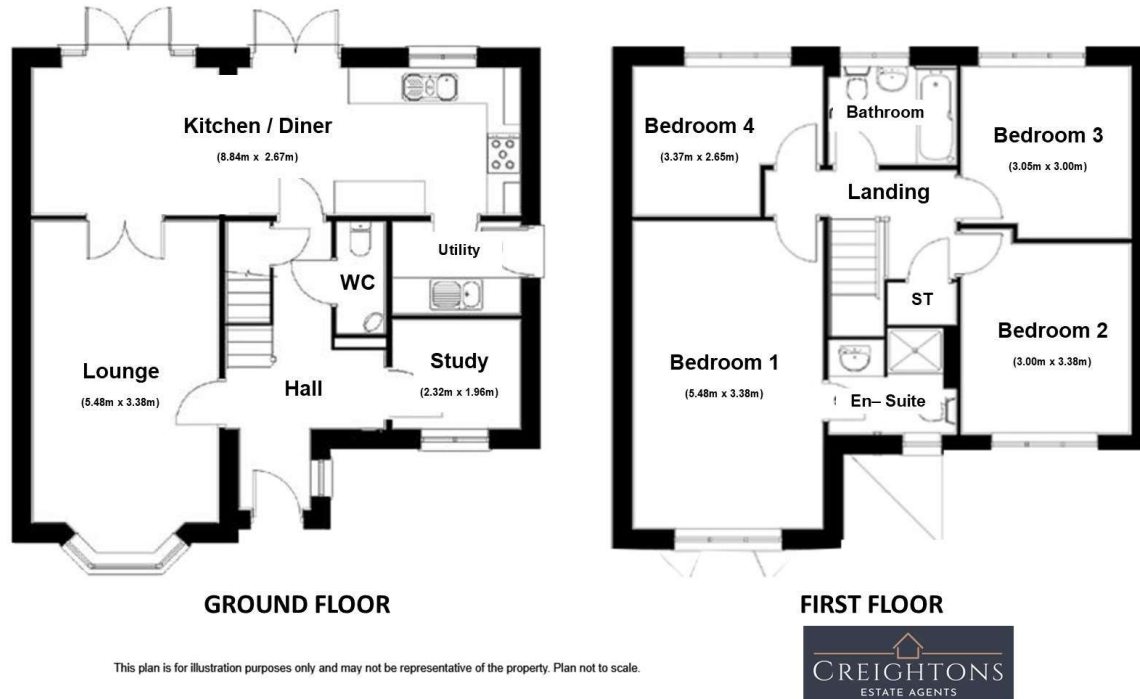
A staircase ascends from the ground floor to the first-floor landing. The primary bedroom is very generous in size and benefits from an ensuite shower room. There are three further double bedrooms and family bathroom.

## OUTSIDE

The property is located at the end of a private driveway. There is ample off-road parking and private driveway that leads to a detached double garage. The beautifully landscaped rear garden comprises a large, decked area with pergolas that offers a fantastic entertaining area. There is also a private pergola area behind the garage, ideal space for a hot tub. The remaining garden is mainly laid to lawn.



# Porter Close | Mountsorrel | Leicestershire



## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council

Council tax band E.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.



