



Halstead Road, Mountsorrel

Located in the ever popular village of Mountsorrel, Creightons Estate Agents are delighted to present this well maintained three bedroom semi-detached home, offering an ideal opportunity for buyers seeking space, comfort and the chance to add their own personal touch. The property enjoys an abundance of natural light throughout, thanks to its large, well positioned windows, creating a bright and welcoming atmosphere from the moment you step inside. The low maintenance, fully enclosed rear garden provides a private outdoor retreat perfect for relaxing, entertaining or family play, while the generous frontage offers kerb appeal and practical space for parking or landscaping. Well presented and ready to move into, this home holds fantastic potential for those looking to make it truly their own, whether you're a first time buyer, growing family or someone seeking a well located property in a thriving village community.

KEY FEATURES

- Traditional three-bedroom semi-detached home
- Open plan ground floor with bay-fronted living area
- Kitchen-diner ideal for everyday living and entertaining
- Bright and airy living room featuring a beautiful period fireplace
- Ground floor w.c
- Impressive frontage offering great kerb appeal
- Generous, low-maintenance rear garden
- Useful brick-built outbuilding for storage or hobby space
- Offered with NO ONWARD CHAIN

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 gyms. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local facilities also include Rothley Park Golf Club as well as Leicestershire's only Michelin Star restaurant being located in Mountsorrel. Local beauty spots include Swithland Reservoir and Bradgate Park. Mountsorrel is particularly well placed for access to Loughborough endowed schools and Ratcliffe College.







GROUND FLOOR

The property is entered via a spacious and welcoming entrance hallway, featuring a glass panelled front door that allows natural light to filter through, complemented by wood effect flooring and neutral panelled décor for an elegant first impression. From here, you have access to the front facing open plan lounge, the ground floor WC, a useful under stairs storage cupboard, and the staircase rising to the first floor. The bright and airy open plan lounge offers generous living space, enhanced by its large window, wood effect flooring, and charming period fireplace that adds warmth and character. A dado rail provides a subtle decorative touch, while double open access doors lead seamlessly into the rear dining kitchen, creating an excellent flow for modern family living and entertaining. The open plan dining kitchen is fitted with gloss units, light worktops, and a tiled splashback with chrome accents for a clean finish. It includes a built in oven, gas hob with extractor, and space for additional appliances. Matching wood effect flooring continues throughout, doors open directly onto the garden, allowing for easy indoor outdoor living. Completing the ground floor is a convenient WC, fitted with a low level toilet and pedestal wash basin, ideal for guests and everyday practicality.

FIRST FLOOR

A staircase rises from the hallway to the first floor landing, which features neutral décor, wall panelling and a side facing window that brings in natural light. From here, you have access to two generous double bedrooms, a cosy single, and the family bathroom. Bedroom One is a spacious double positioned at the front of the home, enjoying a large bay window that floods the room with light, along with ceiling spotlights for a modern finish. Bedroom Two, also a comfortable double, is located at the rear and benefits from garden views and fitted storage, making it both practical and inviting. Bedroom Three is a cosy single at the front of the property, ideal as a nursery, home office, or guest room. All bedrooms are served by the family bathroom, situated at the rear and fitted with floor-to-ceiling tiling, a white bath with shower over, pedestal wash basin, and low level WC, offering a functional space for everyday use.



OUTSIDE

To the front, the property enjoys a larger than average frontage, currently laid to lawn with a side pathway leading to the front door. This generous space offers fantastic potential and could easily be reconfigured to create ample off road parking for multiple vehicles, if desired (subject to any permissions necessary) Gated side access leads to the fully enclosed, low maintenance rear garden, which is neatly block paved and features a brick-built shed at the rear, ideal for storage or hobby use.



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Main area: Approx. 71.8 sq. metres (773.1 sq. feet)
 Plus outbuildings, approx. 27.4 sq. metres (294.8 sq. feet)

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.
 Plan produced using Planilo.

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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

JTS

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.



