



Seaton Road | Mountsorrel

Creightons Estate Agents are delighted to announce the launch of an executive four bedroomed detached family home on the popular Fieldfare estate built by Jelson Homes. The house type "The Swaffham" is situated on a generous corner plot which overlooks the designated cricket pitch on the development. Accommodation consists of a generous living room with bay window that overlooks the front of the hoe. Separate, formal dining room and beautifully fitted kitchen with integrated appliances and separate utility room and ground floor w.c. To the first floor there are four generous sized bedrooms, the primary with an Ensuite shower room and separate family bathroom. Call now to book your viewing appointment.

- Executive detached four bedroomed family home built in 2021 by Jelson Homes
- Located on the highly regarded Fieldfare Jelson Development
- Situated on a corner plot overlooking the designated cricket pitch
- Generous living room with separate dining room
- Modern kitchen with integrated appliances and separate utility room
- Four double bedrooms, the primary having an Ensuite shower room
- Integral single garage with driveway providing off road parking
- Landscaped rear garden with paved patio areas

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 property is entered into via a spacious entrance hallway, with all rooms centred around the main staircase. The living room is generous in size with a bay window that overlooks the front of the home. The formal dining room also has French doors to the rear garden. The dining kitchen sits to the rear of the home with a window overlooking the rear garden. It is fitted with a modern range of white gloss units with Quartz worktops and recessed drainer. The appliances include an integrated dishwasher, fridge/freezer, double oven and gas hob. The utility is accessed off the kitchen with space for the washing machine with additional sink and drainer with side access to the garden. There is also the addition of a downstairs w.c.

FIRST FLOOR

The principal bedroom sits to the front of the home with a range of built in black gloss wardrobes with the benefit of an Ensuite shower room. There are three further double bedrooms, bedroom two with built in wardrobes. The fitted bathroom incorporates a white suite with panelled bath, shower over and fitted vanity unit with wash hand basin, w.c and heated towel rail.



OUTSIDE

The rear garden is mainly laid to lawn with two patio areas for alfresco dining. There is a gated side entrance which offers access to the rear and side garden. The driveway offers car standing for two vehicles with access to the single integral garage.



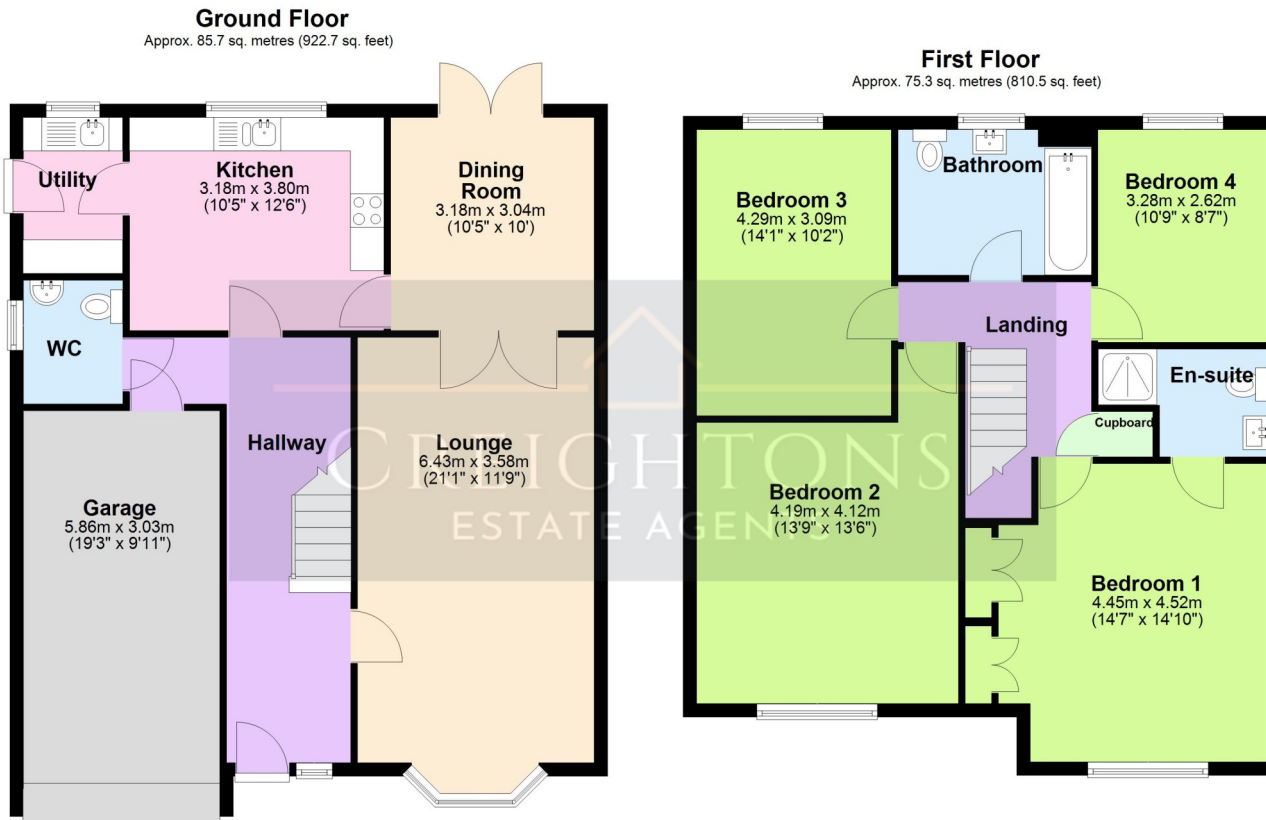
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.



Total area: approx. 161.0 sq. metres (1733.1 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 PlanUp.

41 Seaton Road, Mountsorrel

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 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.



