



BEDROOMS

2

BATHROOMS

1

RECEPTION ROOMS

1

COUNCIL TAX

B

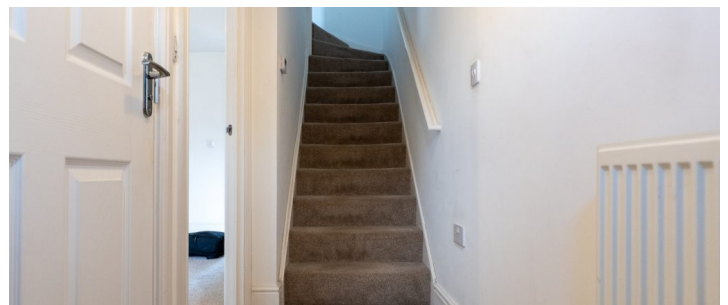
KEY FEATURES

- Well-presented, two-bedroom semi-detached home nestled within the highly sought-after Primrose Hill development in Mountsorrel
- Constructed by Charles Church in 2017, with the added reassurance of remaining NHBC warranty coverage.
- Situated in a private location at the end of the close
- Contemporary fitted dining kitchen with doors leading directly to the rear garden - perfect for entertaining and family meals.
- Convenient ground floor W.C., enhancing functionality
- Easy-to-maintain, enclosed rear garden, designed for outdoor relaxation and low upkeep
- Two allocated parking spaces at the front of the home
- Prime location close to local amenities, including shops, pubs, restaurants, and scenic countryside walks

PROPERTY OVERVIEW

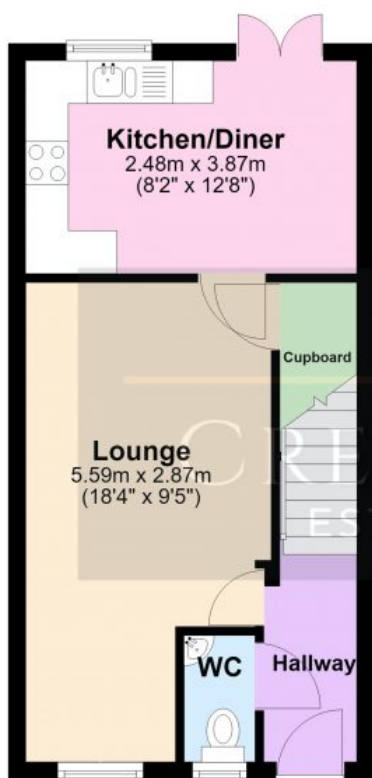
Creightons Estate Agents are delighted to bring to the market this well presented two-bedroom semi-detached home located on the popular Primrose Hill development in Mountsorrel. The ground floor accommodates a kitchen diner, living room and W.C. The first-floor features two bedrooms and family bathroom. There is allocated parking for two vehicles to the front of the home. Available with NO UPWARD CHAIN, this is a perfect first-time buy.

ADDITIONAL PHOTOGRAPHY



Ground Floor

Approx. 31.6 sq. metres (340.3 sq. feet)

**First Floor**

Approx. 30.2 sq. metres (325.3 sq. feet)

**Total area: approx. 61.8 sq. metres (665.7 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.

24 Irons Close, Mountsorrel

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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