



BEDROOMS

3

BATHROOMS

2

RECEPTION ROOMS

1

COUNCIL TAX

D

KEY FEATURES

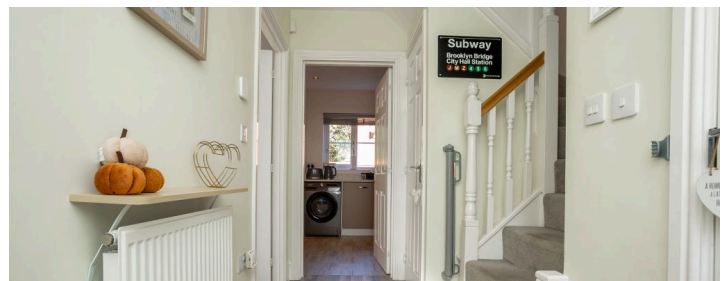
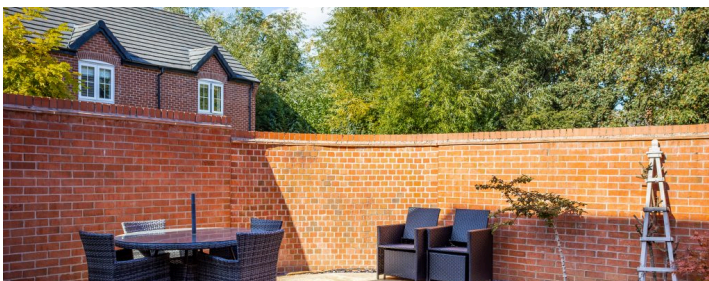
- Modern three bedroom detached home built by Charles Church in 2017
- Private position at the end of the close
- Three double bedrooms, including a spacious primary suite with modern en suite
- Contemporary rear kitchen/diner with integrated appliances and patio doors to the garden
- Bright dual aspect lounge with grey carpeting and built in under TV unit
- Convenient ground floor W.C.
- Low maintenance, enclosed rear garden with patio, lawn and access to the garage
- Driveway parking for multiple vehicles, single garage, plus an additional allocated space opposite

PROPERTY OVERVIEW

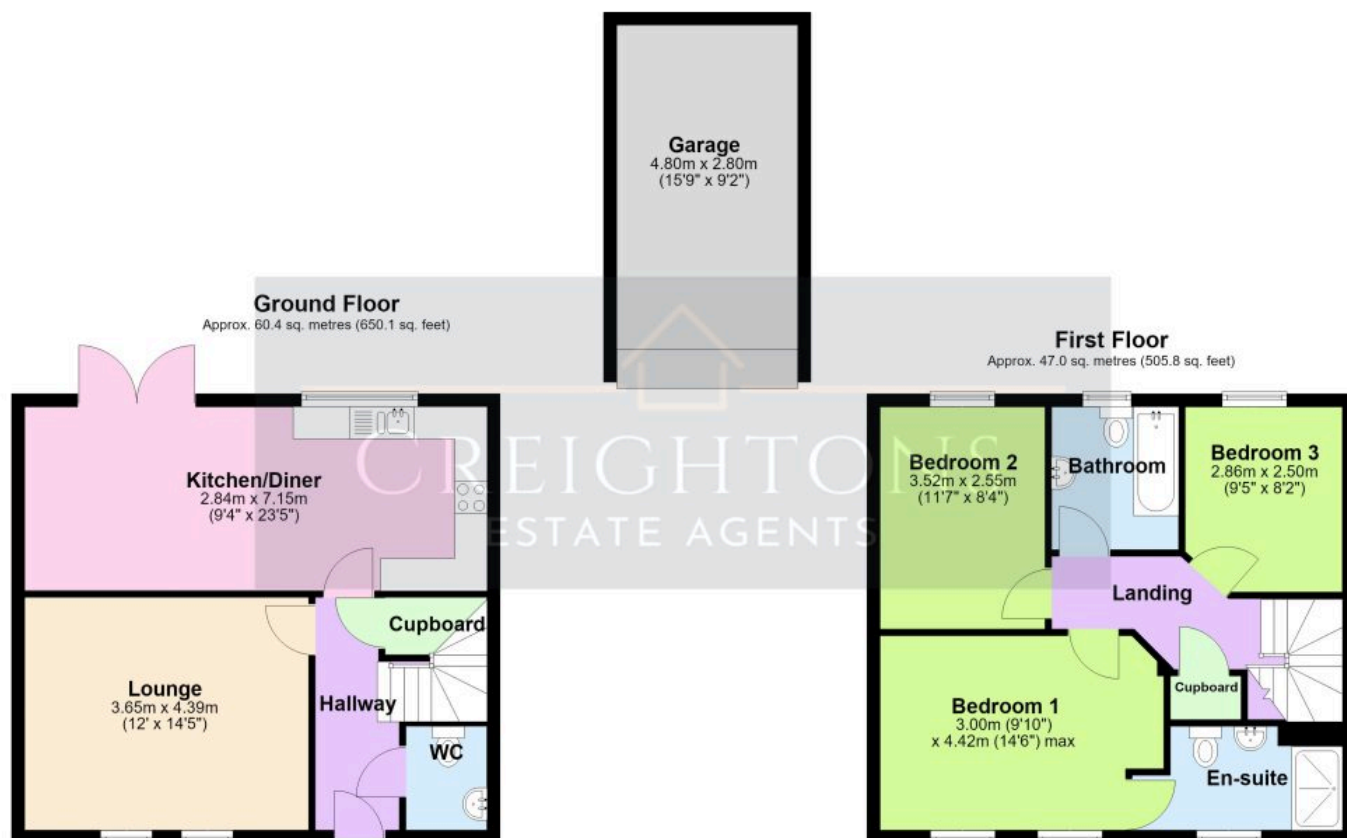
Creightons Estate Agents are pleased to present this modern three-bedroom detached home, built by Charles Church in 2017 and positioned within the popular Primrose Hill development in Mountsorrel. The ground floor offers a bright dual-aspect lounge, a contemporary rear kitchen/diner with patio doors to the garden, and a convenient W.C. Upstairs are three double bedrooms, including a spacious primary suite with en-suite, alongside a modern family bathroom.

Externally, the property benefits from a private driveway with parking for multiple vehicles, a single garage, an additional allocated space opposite, and a low maintenance enclosed rear garden with patio and lawn.

ADDITIONAL PHOTOGRAPHY



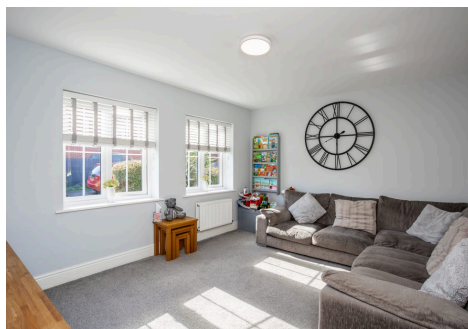
FLOORPLAN



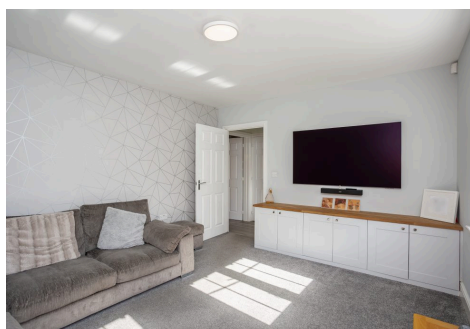
Total area: approx. 107.4 sq. metres (1155.9 sq. feet)

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.

21 Irons Close, Mountsorrel



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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