



33 West Cross Lane, Mountsorrel, Leicestershire, LE12 7BS

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Property at a glance:

- No upward chain
- Substantial detached bungalow
- 0.23 acre plot
- Three bedrooms
- Lounge, dining room and study
- Breakfast kitchen
- Conservatory to side
- Multi-car driveway
- Double garage
- Master en-suite
- Non estate location

£525,000 Freehold



Offered with no chain, this spacious, centrally heated and double glazed, three bedroom detached bungalow is situated in a non estate position adjacent to countryside and set upon a prime plot of approximately 0.23 acres with plentiful parking and detached double garage. A very rare opportunity in this desirable and sought after location with flexibly arrangeable accommodation including lounge, dining room, study, breakfast kitchen, conservatory and master bedroom with full en-suite, two further doubles and additional shower room. The rear gardens are most private with a fantastic aspect to woodland at the side.

MOUNTSORREL

Mountsorrel is a popular residential location sandwiched between Quorn and Rothley on the fringe of the Charnwood Forest being well placed for access to Leicester City centre, which is a major centre of employment and offers a comprehensive range of amenities therein as well as to the University town of Loughborough and the M1 motorway via the western distributor road.

The combined centres of Rothley, Mountsorrel and Quorn offer a good range of neighbourhood amenities to include shopping, schooling, various pubs and restaurants and recreational pursuits.

EPC INFORMATION

We are awaiting the EPC for this property, Please

refer to: <https://www.gov.uk/find-energy-certificate> for full details of the report in due course.

SUBSTANTIAL FRONTAGE

A particularly generous space with room for parking multiple vehicles and an area to the front of the double garage which would convert to standing for a motorhome or caravan. Walling and wrought iron gates to the front boundary, rockery features and a good variety of evergreen and seasonal planting. Space is available to the rear and side of the double garage for outbuildings.

DETACHED DOUBLE GARAGE

5.27m x 5.34m (17' 3" x 17' 6") With two remote





control electrically operated doors allowing vehicle access and a separate single access door to the side of the space and two windows to the opposing side. Internal lighting, power and potential for storage to the roof trusses.

PORCH

1.88m x .78m (6' 2" x 2' 7") With Upvc double opening doors to the front elevation, tiled floor and single door with side screen leading internally to:

HALL

2.58m x 5.96m (8' 6" x 19' 7") max. Coved ceiling with two light points, heating thermostat, central heating radiator. Door off to:

WC

2.11m x .99m (6' 11" x 3' 3") With modern white two piece suite comprising close coupled WC with push button flush and vanity wash-basin with storage, radiator, extractor fan and ceiling light point.

LOUNGE

6.17m x 3.76m (20' 3" x 12' 4") Feature fireplace with hearth, living flame gas fire and timber mantelpiece. Coved ceiling with twin light points, central heating radiator, Upvc double glazed bay window to the rear elevation and double glazed sliding patio doors to side. Externally venting AC unit and Internal double multi-paned doors lead at the side to:

DINING ROOM

3.38m x 3.31m (11' 1" x 10' 10") With access door from the hall, double glazed sliding patio doors to the rear elevation, coved ceiling, wall and ceiling light points.

STUDY

2.29m x 2.15m (7' 6" x 7' 1") max. With Upvc double glazed window to the front elevation, ceiling light point, central heating radiator, shelving.

BREAKFAST KITCHEN

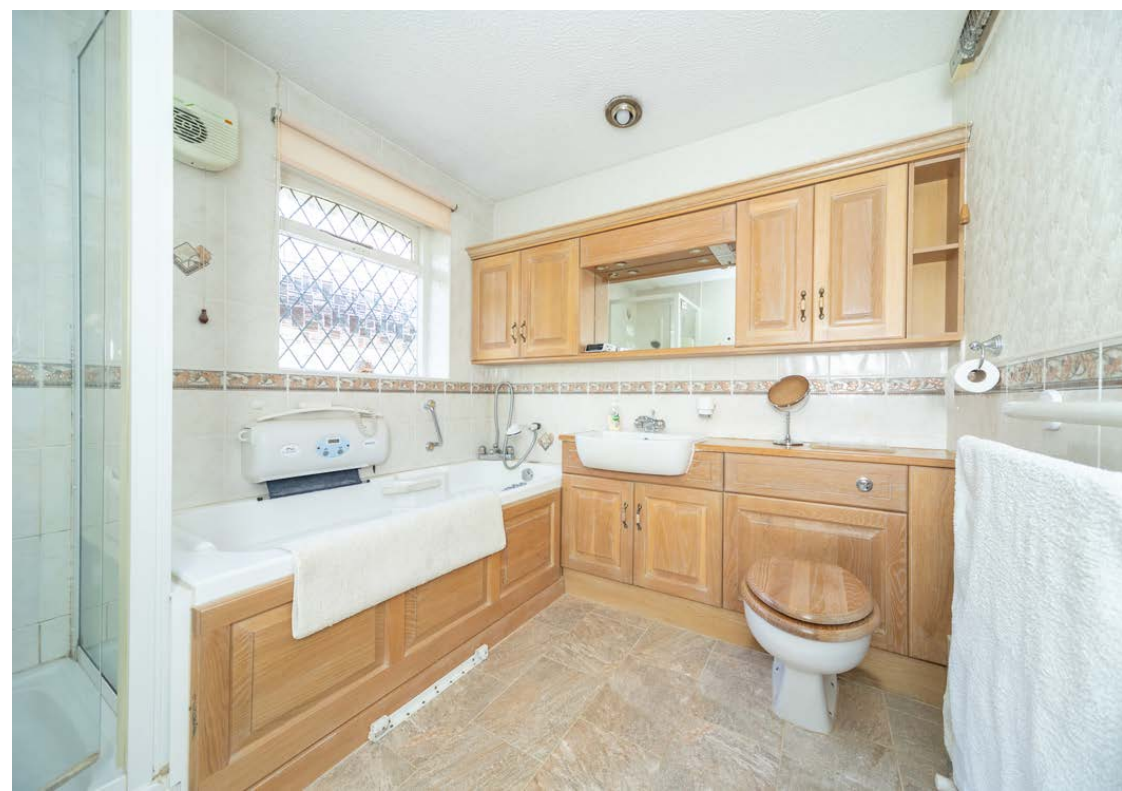
4.32m x 3.36m (14' 2" x 11' 0") With base and eye level units, roll edge work-surfaces, one and a quarter bowl stainless steel sink with mixer and drainer, in-built dual oven/grill and refrigerator, space for dishwasher, Upvc double glazed window to the rear elevation, tiled floor, built in linen/airing cupboard with hot water cylinder. Door's to the conservatory and to:

UTILITY ROOM

2.39m x 2.20m (7' 10" x 7' 3") With Upvc double glazed window to the front elevation, timber door with double glazed window to the side elevation, central heating boiler with controls adjacent for heating/hot water, recessed consumer unit and fittings to match the kitchen, ceiling light point,









tiled floor, radiator and space for upright fridge/freezer.

CONSERVATORY

3.89m x 2.27m (12' 9" x 7' 5") Of timber construction with electric storage heater, tiled floor, single opening door to the rear and sliding patio doors to side.

BEDROOM HALLWAY

2.84m x 1.00m (9' 4" x 3' 3") Accessed via a door from the main hall with access off to all three bedrooms, shower room and a second airing cupboard. Hatch with ladder to the loft space.

MASTER BEDROOM SUITE

6.17m x 3.34m (20' 3" x 10' 11") min overall. Entrance corridor, central heating radiator, coved ceiling and recessed light, two sets of fitted wardrobes and access off to the en-suite bathroom.

MASTER BEDROOM

With additional fitted wardrobes, radiator, bedside cabinets plus vanity unit, Upvc double



glazed window to the rear elevation, coved ceiling, wall and ceiling light points.

EN-SUITE BATHROOM

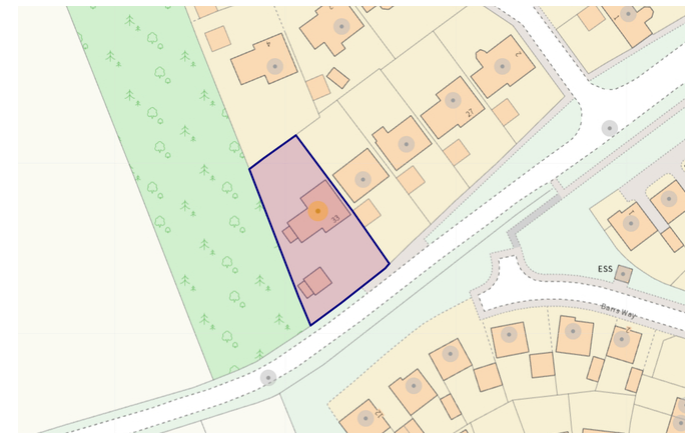
2.52m x 2.37m (8' 3" x 7' 9") With spa bath, tiled shower cubicle with new team shower and vanity unit with mirror, storage, onset wash basin and WC with concealed cistern. Towel rail/radiator, ceiling downlights, extractor fan and double glazed window to the side elevation.

BEDROOM TWO

3.50m x 3.43m (11' 6" x 11' 3") With built in storage to the corner, fitted wardrobes, central heating radiator, ceiling light point and Upvc double glazed box-bay window to the property's front elevation.

BEDROOM THREE

3.35m x 2.63m (11' 0" x 8' 8") plus entrance recess. Upvc double glazed window to the front elevation, ceiling light point, fitted wardrobes to either side of a central double bed recess and central heating radiator.

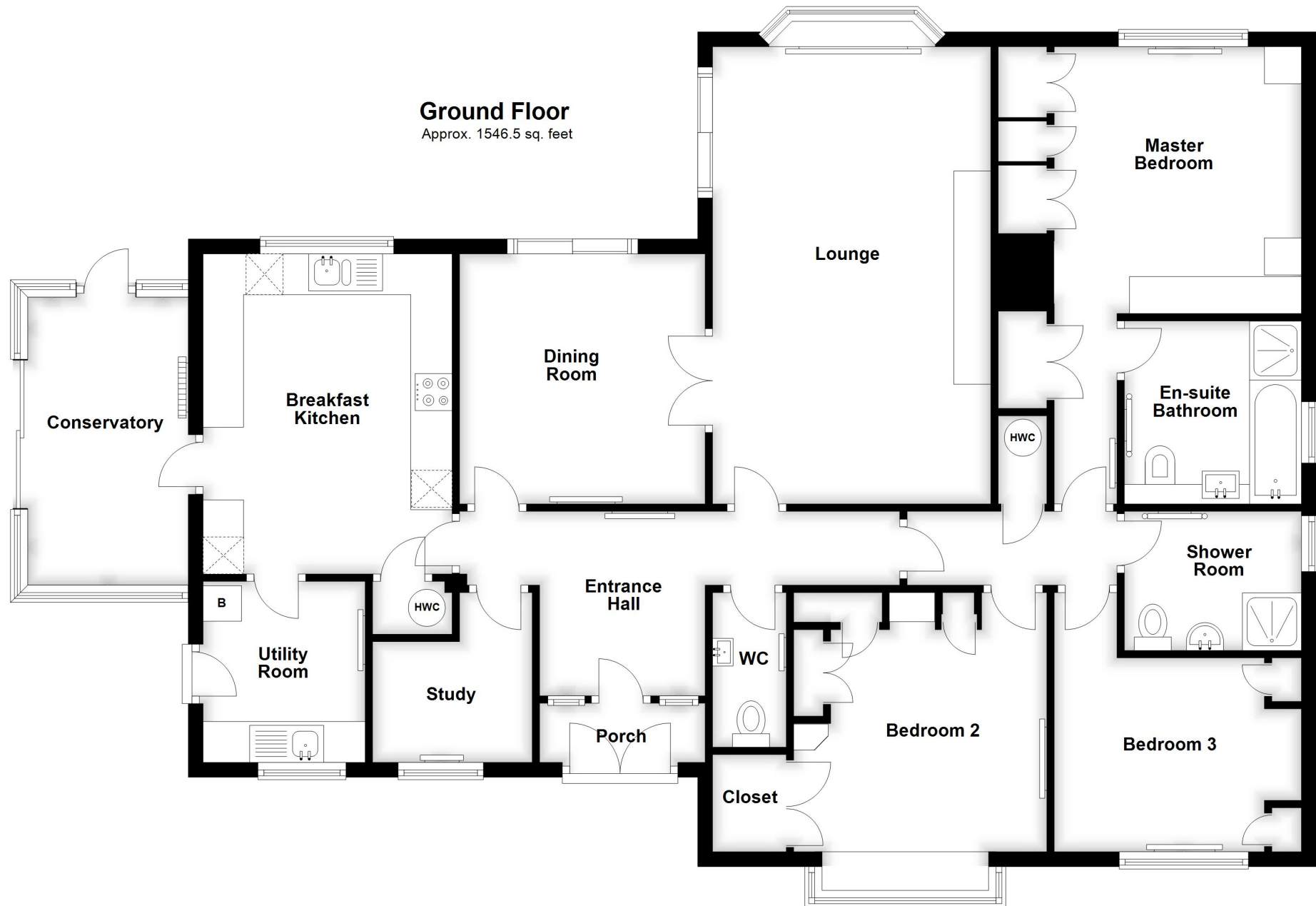


SHOWER ROOM

2.35m x 1.84m (7' 9" x 6' 0") With close coupled WC, pedestal wash basin with mixer and shower cubicle with triton shower unit and full height tiling. Mixture of full and half height wall tiling, ceiling light point, shaver socket, towel rail/radiator and obscure double glazed window to the side elevation.

GARDENS

The property has a generous overall plot of approximately 0.23 acres with the property itself sitting somewhat centrally. The rear gardens are very private and well stocked with mature shrubbery, lawn spaces, paved patio, a mixture of hedging and fencing to the boundaries, greenhouse and timber gazebo. Aspect at side to a small woodland area which means a wonderful mix of bird/wildlife to observe.



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

