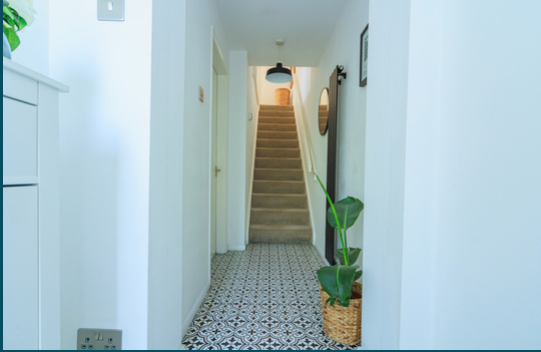




68 Kingfisher Road, Mountsorrel LE127FG

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Property at a glance:

- Extended semi detached home
- Three bedrooms
- Beautifully presented throughout
- Lounge
- Re-fitted kitchen diner
- Utility and Ground Floor WC
- Re-fitted shower room
- Situated on a generous plot
- Enclosed gardens and off road parking
- Tucked away position

Offers in Region of £275,000

Freehold



Situated in a tucked away private driveway position, this extended three bedroom home is located in the highly popular Kingfisher Road estate close to village amenities, leisure centre and with countryside walks in Mountsorrel Meadows on the doorstep. The accommodation is beautifully presented throughout and includes entrance hall, lounge, re-fitted kitchen/diner, utility room, WC, three bedrooms and re-fitted shower room. Situated on a generous plot with enclosed gardens and plentiful parking.

AREA INFORMATION

Mountsorrel is a popular residential location 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 RATING

An EPC Assessment has been carried out on this property with the resulting rating D. For a copy of the full report visit www.EPCRegister.com and search for the property using the postcode.

FRONTAGE

The property enjoys a private driveway position shared with two other properties. The outlook is very attractive to a green space with hedging at the front. The driveway then gives way to the frontage/parking area which provides ample parking for two or three vehicles.





HALL

4m x 1.3m (13' 1" x 4' 3") With geometric floor tiles, upright radiator and ceiling light point, ample space for display furniture, part vaulted ceiling with pendant light point, composite door with UPVC double glazed obscure window to the front elevation, stairs off to first floor and a door at the side through to:

LOUNGE

4.78m x 3.18m (15' 8" x 10' 5") With UPVC double glazed window to the front elevation, ceiling light point, double panelled radiator and timber effect flooring, doorway at the rear leads through to:

KITCHEN/DINER

4.18m x 2.99m (13' 9" x 9' 10") With polished tile flooring and re-fitted in a shaker style with contrasting wood block work-surfaces and tiling, concealed modern central heating boiler, fitted four ring gas hob and extractor, fitted electric fan oven, space for washing machine, composite sink with one and a quarter bowl sink with drainer and mixer, UPVC double glazed window to rear, two pendant light points, ample dining space, useful under-stairs store/cloaks, central heating radiator and an open-way leading rearwards to:

UTILITY ROOM

1.77m x 1.65m (5' 10" x 5' 5") With fitted woodblock work-surfaces and tiling to match the kitchen, complementary floor tiles, space for American style fridge/freezer, extractor and down-lights to the ceiling, UPVC double glazed french doors opening to the rear garden and patio and a door leading rearwards to:

GROUND FLOOR WC

1.77m x 0.90m (5' 10" x 2' 11") With tiling and floor tiles to match the utility and a two piece contemporary suite comprising vanity wash basin with storage and close coupled WC with dual push button flush, single radiator, ceiling light point, obscure UPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING

2.78m x 1.81m (9' 1" x 5' 11") With ceiling light point, smoke alarm and access hatch to the loft space, door gives access off to a built in airing/storage cupboard with four further doors giving access to a shower room and three bedrooms.









MASTER BEDROOM

4.20m x 2.66m (13' 9" x 8' 9") With two UPVC double glazed windows to the front elevation overlooking the shared driveway space and green area beyond, ceiling light point and central heating radiator.

BEDROOM TWO

3.10m x 1.93m (10' 2" x 6' 4") With ceiling light point, central heating radiator and UPVC double glazed window to the rear.

BEDROOM THREE

2.22m x 2.19m (7' 3" x 7' 2") With ceiling light point, central heating radiator and UPVC double glazed window to the rear.

SHOWER ROOM

Re-fitted with a modern walk in shower with fully tiled surround, vanity wash basin with drawer storage, close coupled WC with push button flush, complementary floor and ceiling tiles, contemporary radiator, shaver socket, ceiling light point, extractor fan and obscure UPVC double glazed window to the side.



REAR GARDEN

The garden is a generous size and the side carport area has been re-designed for use as an undercover entertaining, seating and bar space with a gate to the front driveway, outside power points and space for wall mounted LCD TV plus gas and electricity meter boxes. The remainder of the garden is flat and level with a well maintained lawn, outside water tap, further patio space to enjoy sun throughout the day and a good variety of shrubs and plants with fencing to the boundaries and an un-overlooked aspect to rear.







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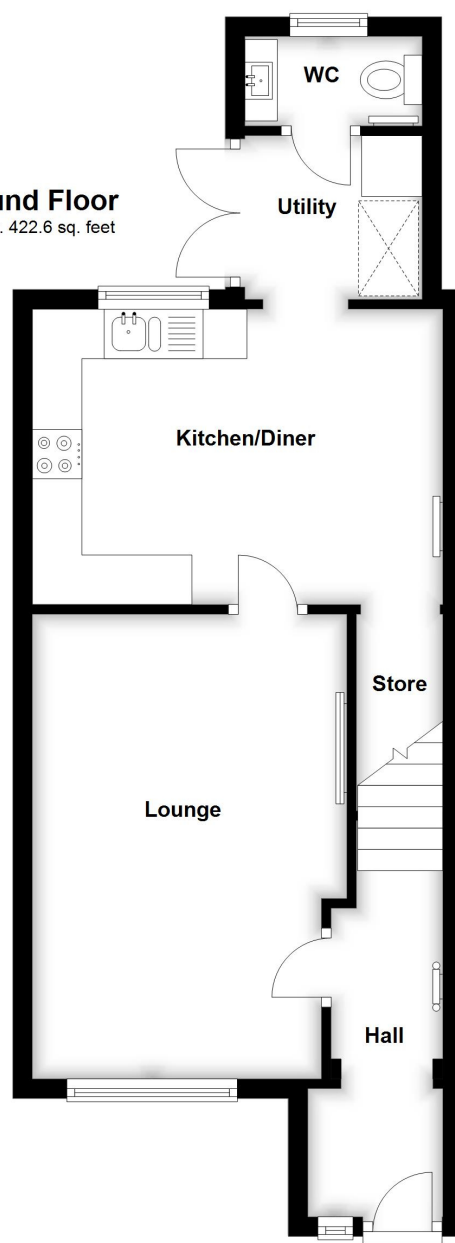
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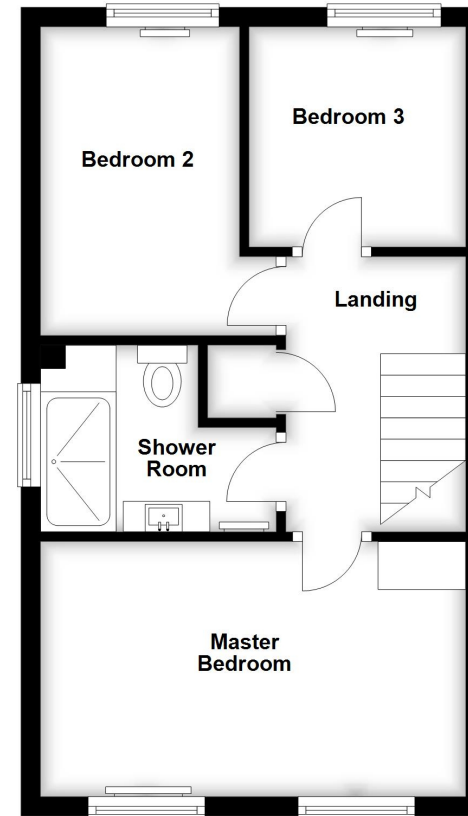
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Ground Floor
Approx. 422.6 sq. feet



First Floor
Approx. 364.2 sq. feet



Total area: approx. 786.8 sq. feet

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



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