



101 Kingfisher Road, Mountsorrel LE127FN

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Property at a glance:

- Modern semi detached home
- Three bedrooms
- Well presented throughout
- Lounge
- Kitchen diner
- Carport and driveway
- Rear garden
- Situated close to amenities and travel routes

£245,000 Freehold



Situated in this highly sought after location, close to Soar Valley leisure centre, amenities and local travel routes is this well presented, modern three bedroom semi detached home offered with NO UPWARD CHAIN and having modern gas central heating, UPVC double glazing, good sized enclosed rear garden, carport and driveway to side.

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

With decorative wrought iron railings to the front boundary, garden with shrubbery, paving and gravelling leading to the covered front porch which has an outside light point and contains the electricity meter (the gas meter is



located to the side within the carport space). A tarmac driveway leads to a carport with under cover parking space with a gated accessway then leading to the rear garden.

ENTRANCE HALL

2.46m x 1.05m (8' 1" x 3' 5") With radiator, wall mounted consumer unit, ceiling light point and staircase with a mixture of straight and turning treads to the first floor, central heating thermostat and door at the side through to:

LOUNGE

5.37m x 3.14m (17' 7" x 10' 4") Having double radiator and UPVC double glazed window to the front elevation, timber effect flooring, feature fireplace with tiled surround and marblese hearth, ceiling light point, Virgin cable connection point, multiple power points and door at the rear leading through to:

KITCHEN/DINER

4.20m x 2.77m (13' 9" x 9' 1") With tiled flooring throughout, useful understairs cupboard with light and shelving off and the kitchen area having a matching range of base and eye level units in gloss white with contrasting work-surfaces, tiling, stainless steel sink with mixer, Zanussi fan oven, four ring gas hob and extractor, wall mounted Baxi 200 central heating

boiler, additional wall storage in the dining area, two pendant light points and central heating radiator, UPVC double glazed window and composite door with double glazed window inset to the rear elevation.

FIRST FLOOR LANDING

With ceiling light point, loft access hatch and smoke alarm, built in airing cupboard over the stairwell which allows for storage space and contains the hot water cylinder. Doors give access to all three bedrooms and the bathroom.

MASTER BEDROOM

4.20m x 2.85m (13' 9" x 9' 4") With UPVC double glazed window to the rear elevation, ceiling light point and central heating radiator.

BEDROOM TWO

3.04m x 2.06m (10' 0" x 6' 9") With UPVC double glazed window to the front elevation, ceiling light point and central heating radiator.

BEDROOM THREE

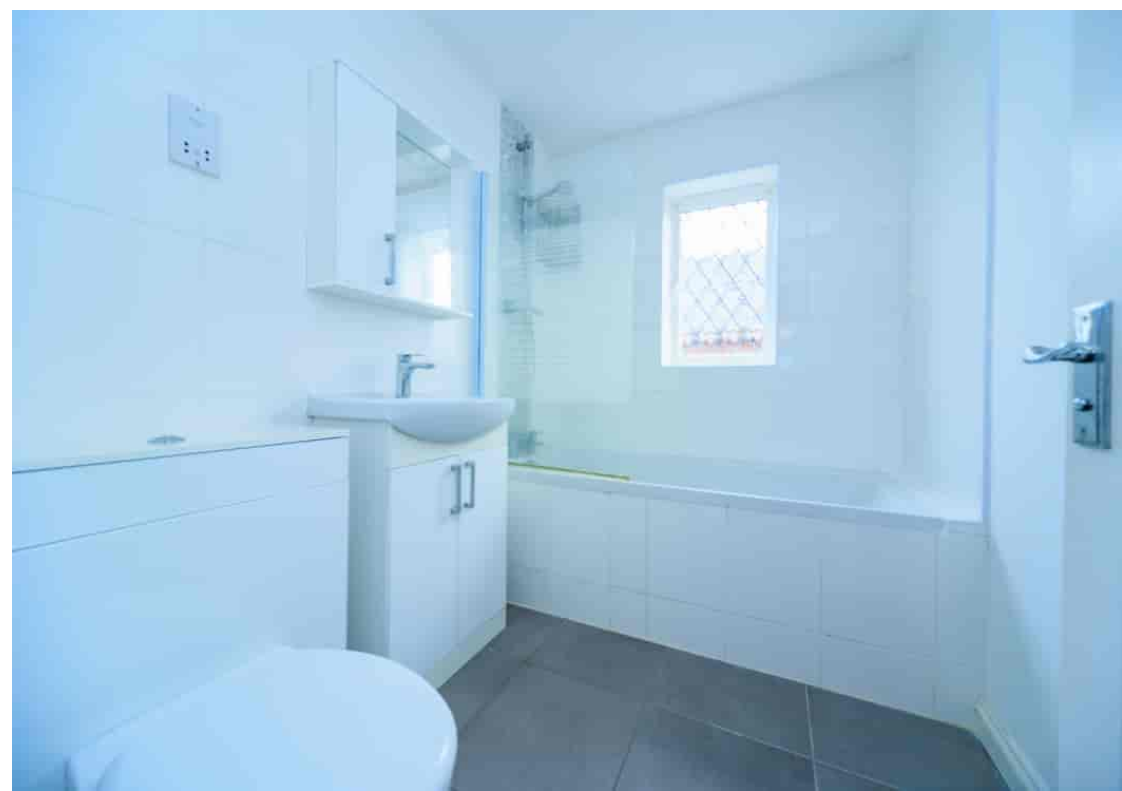
2.12m x 2.06m (6' 11" x 6' 9") With UPVC double glazed window to the front elevation, ceiling light point and central heating radiator.

FAMILY BATHROOM

2.13m x 1.77m (7' 0" x 5' 10") With a three piece suite comprising WC with concealed cistern and push button flush, wash basin with storage beneath and mono block mixer, panelled bath with tiled surround, thermostatic shower and glass shower screen, matching mirrored cabinet, ceiling light point, extractor fan, chrome finish towel radiator, contrasting floor tiles and obscure UPVC double glazed window to the side elevation.

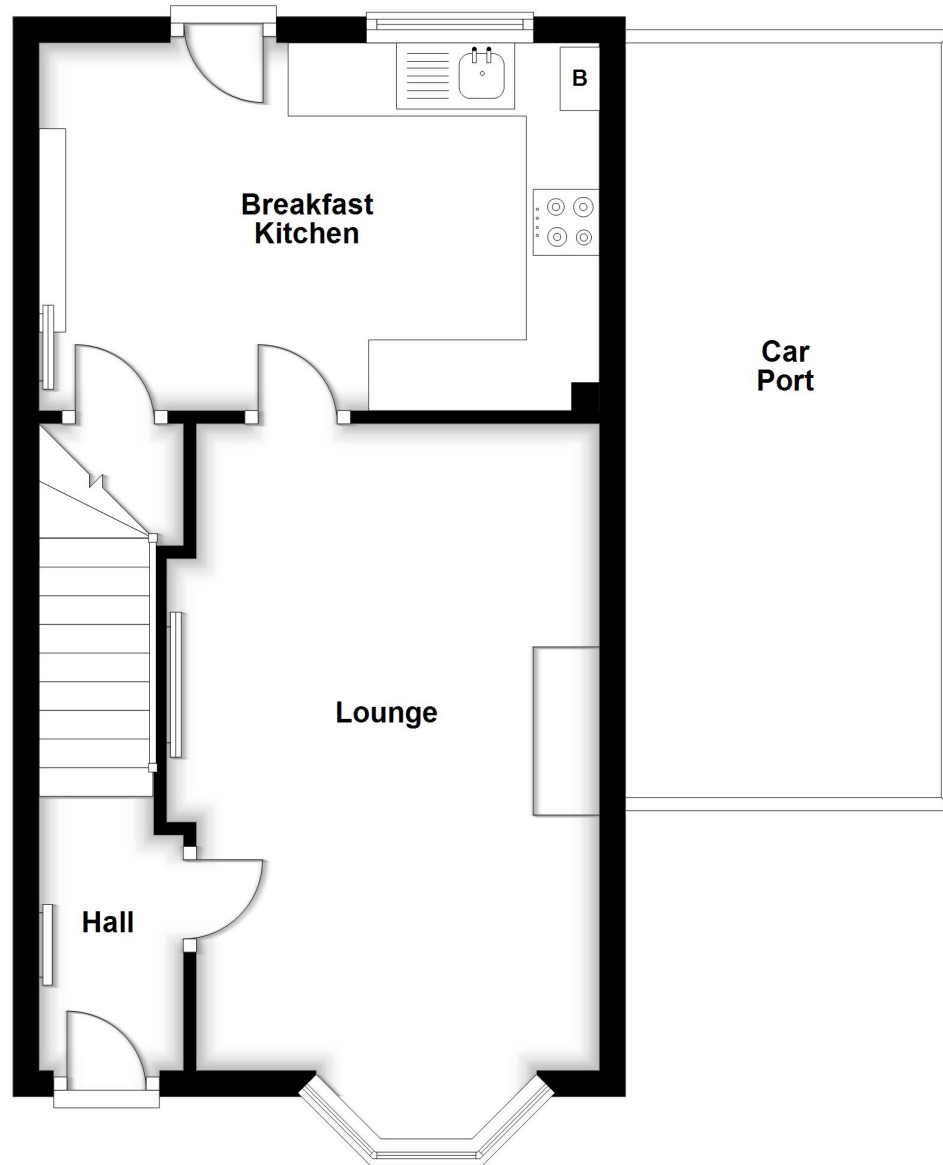
REAR GARDEN

The rear garden is fully enclosed by fencing to the boundaries and is a good size yet manageable with trees including maple to the rear providing privacy, further shrubbery and planting to side and is otherwise mainly laid to lawn with a small paved patio to the immediate rear, timber garden shed and is accessed via the carport. Also having outside lighting and water tap to the immediate rear.



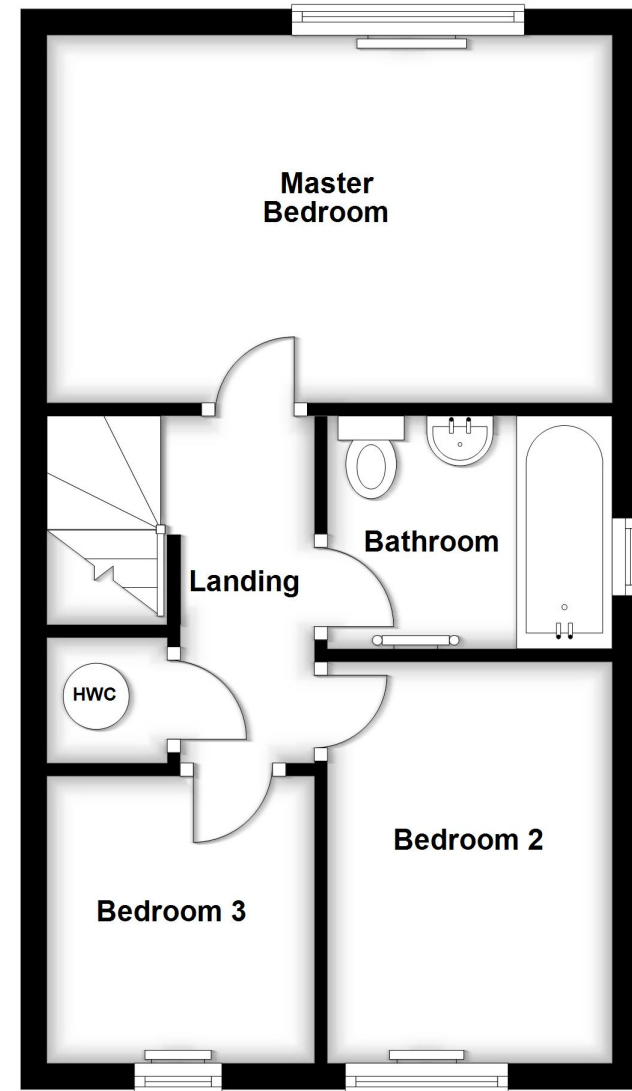
Ground Floor

Approx. 355.8 sq. feet



First Floor

Approx. 353.8 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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