

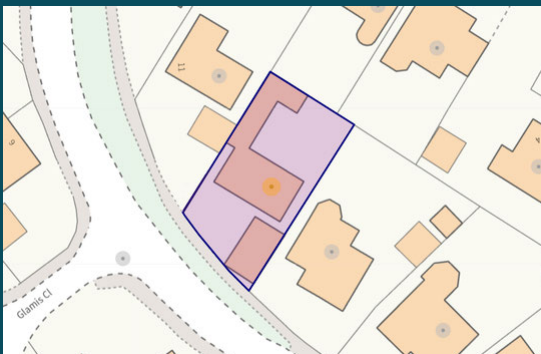


9 Carisbrooke Road, Mountsorrel

Leicestershire, LE12 7BR

MOORE  
& YORK

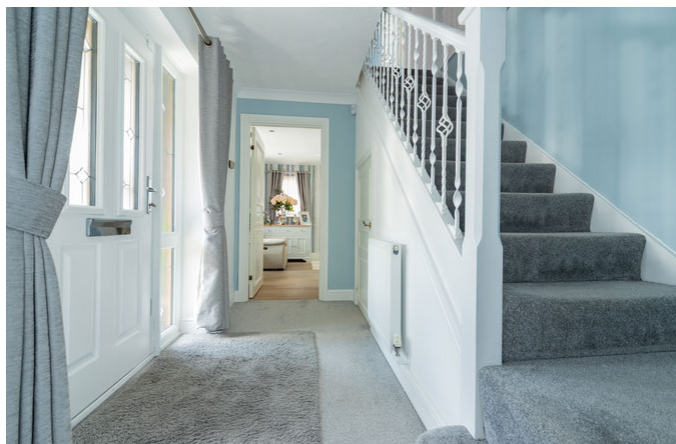




### Property at a glance:

- Superb detached property
- Four Bedrooms
- Two bathrooms
- Modern fittings
- Entertaining room to the rear
- Triple garage
- Multi car driveway
- Sought-after backwater location
- Travel routes and amenities nearby
- Edge of Charnwood Forest location.
- Vendor has found a property

**£625,000 Freehold**



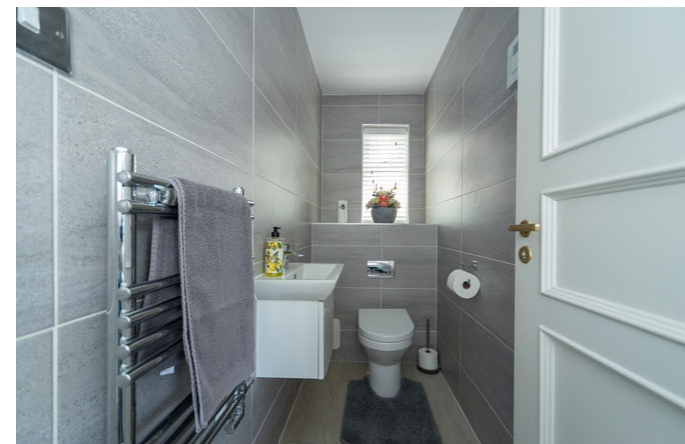
A quite stunning detached home situated in this sought after, edge of charnwood forest, backwater location and offering extended accommodation to include four bedrooms with master en-suite, two reception rooms, modern kitchen, utility and bathrooms, rear leisure suite and a triple sized garage with multi-car driveway. This property is well presented, centrally heated, Upvc double glazed and ticks all the boxes - an absolute must view and a rare opportunity in this popular village which is well served with amenities and ideally located for commuting throughout the region.

### MOUNTSORREL

Mountsorrel is a thriving village situated on the A6 corridor between the city of Leicester and the nearby market town of Loughborough and located approximately equidistant. The village offers a good range of day to day shopping and facilities, primary school, modern village library, leisure centre, a host of recreational spaces and fantastic community centre which hosts major acts from the theatre, comedy and music worlds.

### EPC RATING

The property has an EPC rating of 'D' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.



### DRIVEWAY & TRIPLE GARAGE

Laid to modern style block pavers with covered porch space and wrought-iron railings. A double width remote-control sectional garage door accesses the triple garage (7.99m x 5.22m (26' 3" x 17' 2") which has a stand alone alarm system, internal power and lighting plus two windows to the front elevation and Upvc access door to the rear elevation leading via an entryway to the rear garden.

### COVERED PORCH

With oak effect door and side screens and well covered by the front canopy providing a welcoming outside reception area. A secure gate at the side leads past the garage to the side of the house.

### ENTRANCE HALL

3.36m x 2.28m (11' 0" x 7' 6" max) With staircase to the first floor and useful under-stairs storage, ceiling light point, radiator and additional Upvc window within the side corridor area.







## GROUND FLOOR WC

2.53m x 0.99m (8' 4" x 3' 3") Re-fitted in contemporary style with a two piece suite in white, Upvc window to the side elevation, full height tiling and chrome finish towel radiator.

## UTILITY ROOM

2.53m x 1.88m (8' 4" x 6' 2") With cloaks cupboard, full height freezer, central heating boiler, space for two appliances, radiator, door to the side elevation.

## KITCHEN

3.66m x 3.07m (12' 0" x 10' 1" min) With modern style shaker units in white with complimentary worktops, integrated full height larder fridge, double oven with microwave/grill, five ring gas hob with extractor and splashback, one and a quarter bowl sink with swan-neck mixer. LED lighting, Upvc window to the rear elevation, radiator and corridor space with doors to the dining room, hall and utility room.

## DINING ROOM

3.72m x 3.36m (12' 2" x 11' 0") With Upvc bay and french doors to the garden double and single connecting doors to the lounge and kitchen respectively. Ceiling light and central heating radiator.

## THROUGH LOUNGE

6.94m x 3.77m (22' 9" x 12' 4") An impressive main reception space with dual-aspect having Upvc glazing to the front elevation and bi-fold doors to the rear bay. Wall mounted feature fireplace to the side wall, central heating radiator and two additional windows to the side elevation.

## LEISURE SUITE

10.29m x 3.10m (33' 9" x 10' 2" main area) Referred to by the owners as 'The Summerhouse' this multi purpose room is an ideal entertaining or relaxation space with several sets of bi-folding doors all with internal blinds which connect to the garden with the internal and external tiling matching through which really connect the inside to the garden. Comprising the following spaces:

## BBQ KITCHEN

With worktops/cabinets by howdens joinery, inset circular sink, double under-counter oven, integrated refrigerator and double barbeque grills with rotisserie and full width bespoke stainless steel extraction hood. Ceiling down-lights, infrared panel heaters, Breakfast bar space to the peninsular unit then leads to;

## GARDEN ROOM/LOUNGE AREA

With ceiling down-lights and infrared panel heaters, morso style log burning stove with double insulated flue, TV point, two skylights, openway off to the hot tub room, sauna and WC.

## HOT TUB ROOM

3.32m x 2.72m (10' 11" x 8' 11") With re-inforced 250mm concrete base and 240v socket, this space would also be perfect as a home office space or hobbies room.

## SAUNA

1.88m x 1.24m (6' 2" x 4' 1") Fully panelled with timber seating and deck flooring. Full width glazing with central access door.

## WC

1.40m x 1.12m (4' 7" x 3' 8") With two piece suite, towel radiator and ceiling lighting.

## FIRST FLOOR LANDING

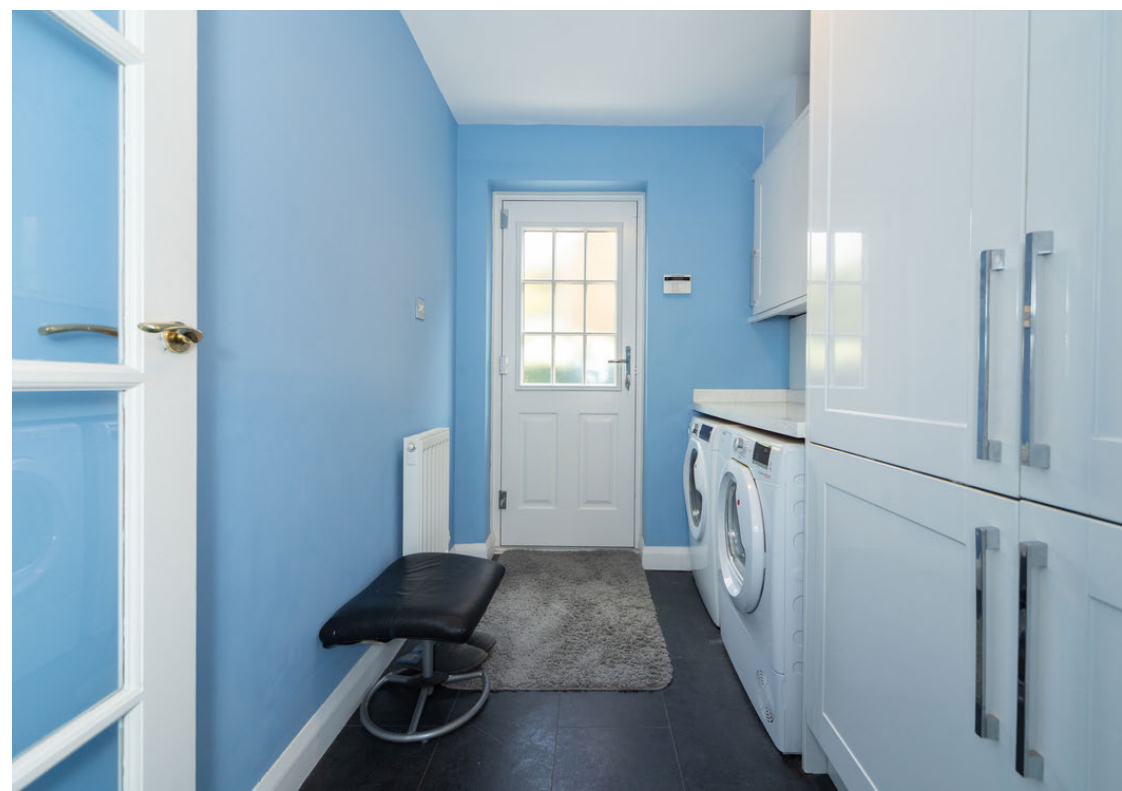
4.08m x 2.00m (13' 5" x 6' 7") With built-in airing cupboard housing the hot water cylinder, ceiling light, radiator and access to all four bedrooms and the family bathroom.















### MASTER BEDROOM

4.01m x 3.66m (13' 2" x 12' 0") With a comprehensive range of fitted wardrobes having multi-height hanging and shelving, bedside cabinets. Ceiling down-lights, reading lights, radiator, Upvc window to the front elevation and door to;

### EN-SUITE BATHROOM

3.46m x 2.10m (11' 4" x 6' 11") With a full five piece suite including a large shower cubicle with soft touch flooring, double ended bath with central waterfall mixer, WC and vanity unit with his 'n' hers basins. Ceiling lighting, chrome finish towel radiator and Upvc window.

### BEDROOM TWO

4.71m x 3.14m (15' 5" x 10' 4" max) A larger double room with Upvc window, ceiling light point and radiator. Overlooks the garden.

### BEDROOM THREE

3.11m x 2.98m (10' 2" x 9' 9") A double room with Upvc window to the front elevation affording views of neighbouring homes to woodland beyond. Central heating radiator and ceiling light point.

### BEDROOM FOUR

4.09m x 1.91m (13' 5" x 6' 3") A large single or smaller double with Upvc window to the front elevation, ceiling lighting and central heating radiator.



### FAMILY SHOWER ROOM

2.35m x 2.10m (7' 9" x 6' 11") Re-fitted in modern style with three piece suite comprising double size shower cubicle with soft-touch base, wash basin and close coupled WC. Full height tiling, ceiling down-lights and chrome finish towel radiator.

### GARDENS

The landscaped gardens are beautifully presented and feature an immaculate weed free lawn, well stocked planted beds and a large patio space ideal for relaxing outside or larger scale entertaining with friends and family.

### COUNCIL TAX BAND

The property has a council tax rating of 'E' via Charnwood Borough Council.

### MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.



### PLOT/FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

### IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

### PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.

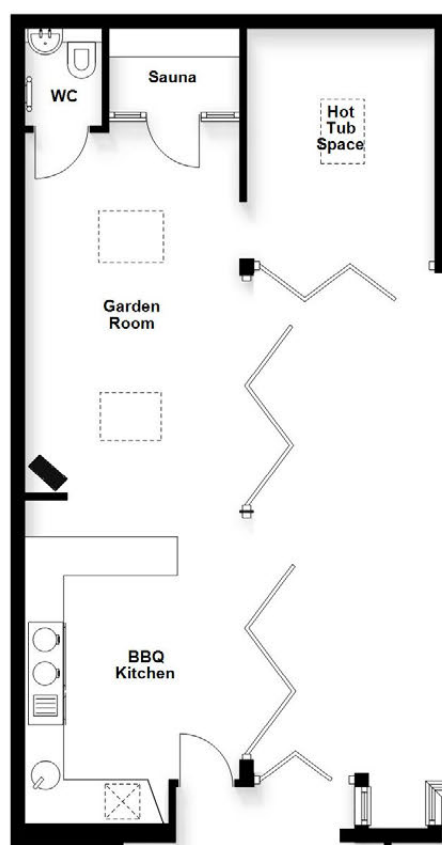




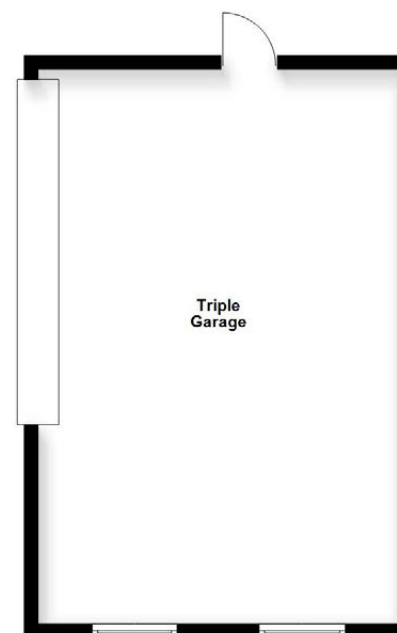






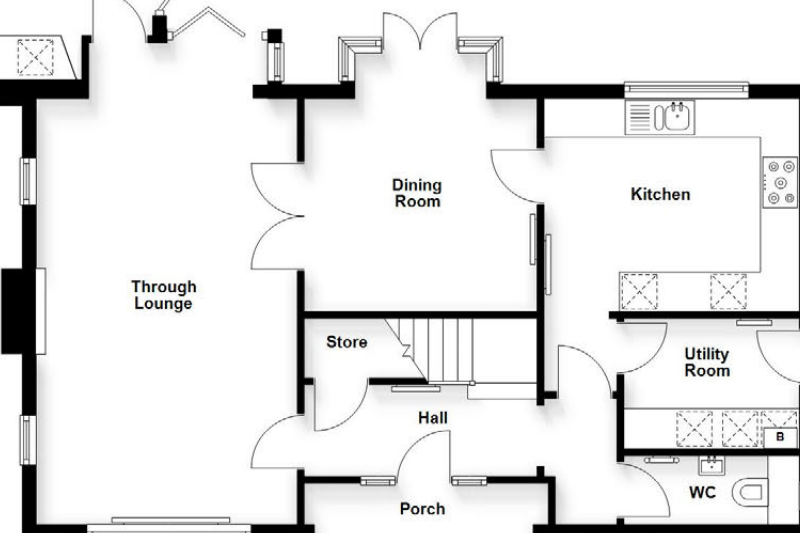


**Ground Floor**  
Approx. 1693.5 sq. feet

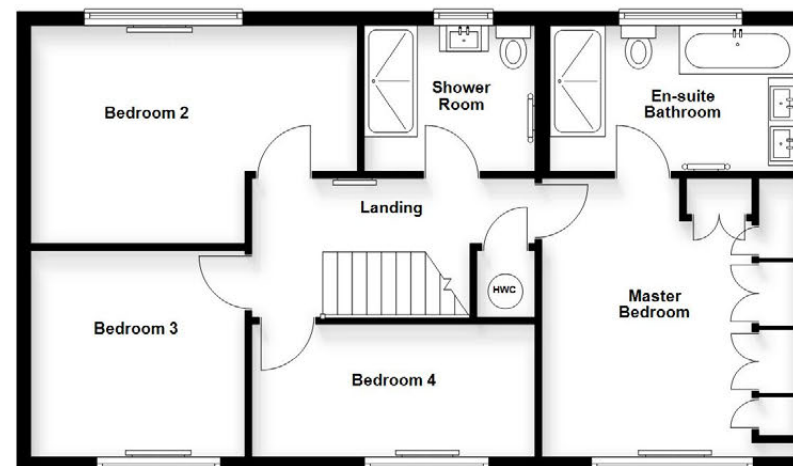


**Triple Garage**

Total area: approx. 2429.6 sq. feet



**First Floor**  
Approx. 736.1 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



