



38 Otter Lane, Mountsorrel LE12 7GF

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Property at a glance:

- Semi detached family home
- Three bedrooms
- Lounge
- Kitchen diner
- Family bathroom
- Central heating and double glazing
- Situated on a modern development
- Off road parking
- No upward chain
- Situated close to amenities and travel routes

£249,950 Freehold



A well presented three bedroom semi-detached home in this very popular soar valley location close to leisure facilities, shops and schools. The property is offered with no upward chain and offers centrally heated and double glazed living spaces to also include: hall, spacious lounge, kitchen diner and family bathroom. The location is great with a mature feel for a modern development and we find the area is very popular with couples and young families who value the local sports facilities and lovely walks through Mountsorrel meadows nature reserve which are on the doorstep.

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

Having a lawn with a paved/plum slate pathway leading to the front door and canopy porch. The driveway is situated to the side elevation and provides off road parking for two vehicles.

ENTRANCE HALL

2.70m x 1.05m (8' 10" x 3' 5") With oak effect timber laminate floor, ceiling down-lights and smoke alarm, central heating radiator and composite door with double glazed decorative window to the front elevation, stairwell rising to the first floor accommodation, wall mounted digital central heating thermostat and three quarter glazed door at the side of the room leading through to:



LOUNGE

4.88m x 2.99m (16' 0" x 9' 10") With oak effect laminate flooring matching the hall, UPVC double glazed window and central heating radiator to the front elevation, down-lights and doorway at the rear leading through to:

BREAKFAST KITCHEN

4.18m x 2.76m (13' 9" x 9' 1") With UPVC double glazed window and sliding patio doors opening to the garden, oak effect timber laminate floor continuing through from the lounge, fitted modern base and eye level units in cream shaker style with timber effect work-surfaces, in-built oven, hob and

extractor, space for washing machine, plentiful storage, integrated Bosch dishwasher, stainless steel sink with drainer and mixer, tiling, down-lights throughout, matching breakfast bar, double radiator and useful under-stairs pantry/store off.

FIRST FLOOR LANDING

With loft access hatch, ceiling down-lights and spindle balustrade overlooking the hall, built in airing cupboard with pre-lagged hot water cylinder and doors off to all three bedrooms and the bathroom.

MASTER BEDROOM

4.18m x 2.85m (13' 9" x 9' 4") With fitted wardrobes

filling one entire wall with three sliding doors to front and giving access to internal hanging and shelving, ceiling down-lights, central heating radiator and UPVC double glazed window overlooking the rear garden with a pleasant aspect to mature trees and the park/sports field beyond.

BEDROOM TWO

3.02m x 1.96m (9' 11" x 6' 5") With ceiling down-lights, central heating radiator and UPVC double glazed window to the front elevation.

BEDROOM THREE

2.17m x 2.14m (7' 1" x 7' 0") Having central heating radiator, ceiling light point and UPVC double glazed window to the front elevation.

FAMILY BATHROOM

Having a re-fitted modern suite comprising close coupled WC, pedestal wash basin and panelled bath with glass shower screen and Triton electric shower. Ceiling down-lights and extractor fan, fitted mirror, tiling, shaver socket, chrome finish towel radiator and obscure UPVC double glazed window to the side elevation.

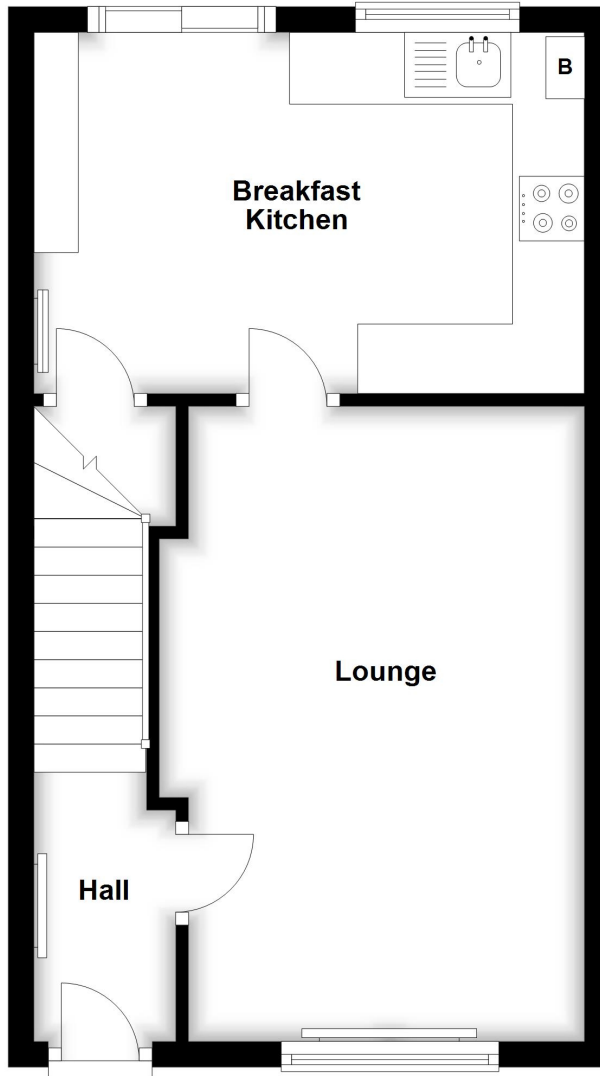
REAR GARDEN

The rear garden is accessed via a gated entryway from the driveway and is a good size having decking to the immediate rear and is otherwise laid to lawn with paving running across the rear elevation. There is an outside water tap to the rear and fencing to the boundaries with concrete posts and soil boards and has an un-overlooked rear aspect.



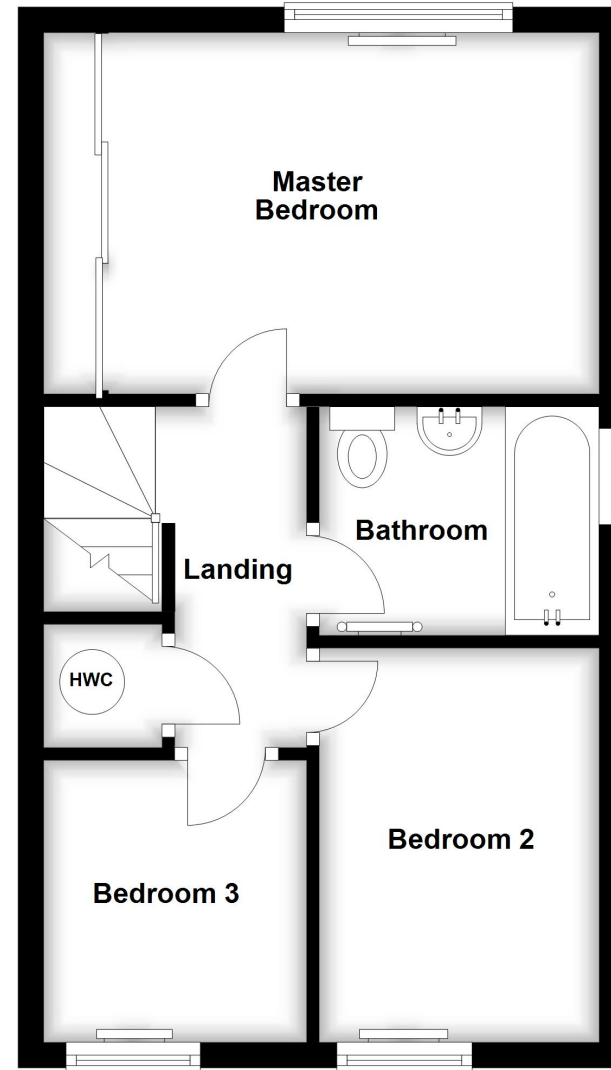
Ground Floor

Approx. 355.1 sq. feet



First Floor

Approx. 358.4 sq. feet



Total area: approx. 713.5 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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