



LEECHADWICK

SOLICITORS LLP
& ESTATE AGENTS



Willow Grove

Mountsorrel

£350,000

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Local Authority: Charnwood Borough Council

Council Tax Band: E for 2021/2022

Tenure: Freehold

A detached 4 bedroom property sitting in a spacious plot on the sought after cul-de-sac of Willow Grove complete with an integral garage just a short distance from the vibrant village centre of Mountsorrel. The house has a large front garden and a desirable south facing rear garden offering excellent family accommodation with potential to extend. No Onward Chain.

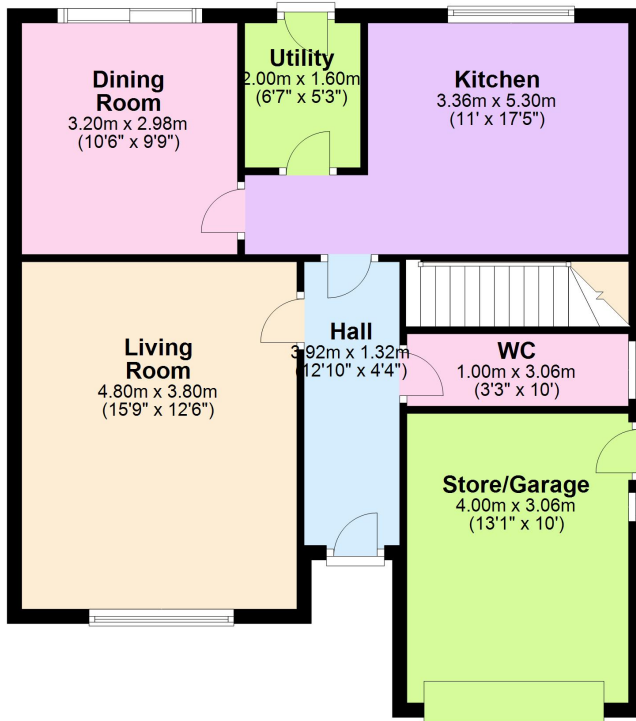
The property comprises:

- Sitting Room with Fireplace and double doors to Dining Room
- Dining Room
- Fitted Kitchen/Breakfast Room with Breakfast Bar
- Four good size Bedrooms
- Ensuite
- Family Bathroom
- Separate Cloakroom
- Integral Garage
- Gas Central Heating
- Large Single Driveway to the front of the property
- South Facing Rear Garden
- Potential to Extend subject to consents
- No Onward Chain



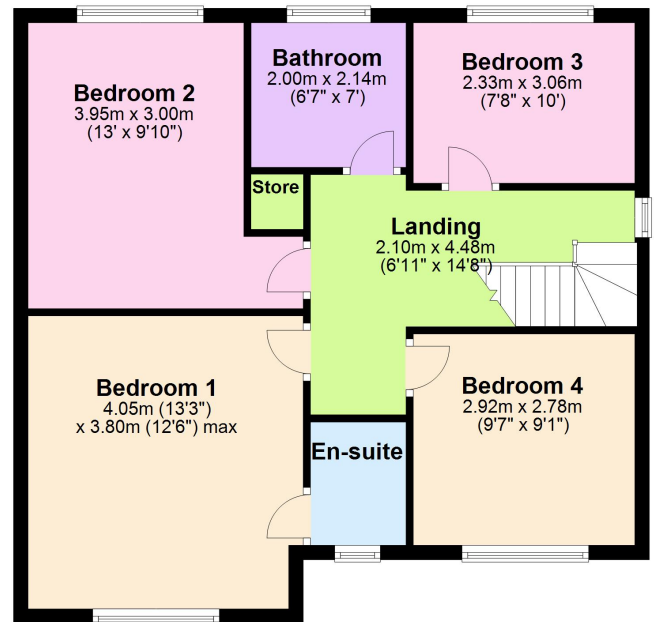
Ground Floor

Approx. 58.6 sq. metres (630.9 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.1 sq. feet)



Total area: approx. 121.9 sq. metres (1312.1 sq. feet)

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Plan produced using PlanUp.

9 Willow Grove, Mountsorrel, Leicestershire







Mountsorrel is a lovely village just south of Loughborough with a historic Buttercross Market in the village centre and one of the largest granite quarries in Europe. Local amenities include shops, restaurants, cafes, pubs, leisure centre, hairdressers and primary school. Secondary schools are in the nearby Quorn and Barrow-upon-Soar. The Great Central Railway in Rothley is a popular local attraction. There are excellent transport links to East Midlands Airport and the M1 Motorway.

Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects.

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