



4 Glamis Close, Mountsorrel

£550,000 Freehold

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The home immediately welcomes you into a large T-shaped entrance hall, which provides access to the vast accommodation. The two excellent reception rooms - living and dining - are interlinked via a set of glazed internal French doors, creating a superb space for hosting family and friends, which is flooded with light courtesy of the large window and the dining room's sliding patio door. This space also features a characterful fireplace, which is a great focal point for the living room. The traditional features continue back into the hallway, with charming elements such as an arched doorway and coving. The kitchen has been adapted to suit a variety of needs, with split height cabinetry ensuring that the space is accessible throughout, whilst also benefitting from an integrated double oven and built-in dishwasher. The kitchen also leads onto a separate utility room, ideal for housing a washing machine and tumble drier.

The property is also home to three large bedrooms and a bathroom. All three bedrooms are spacious, comfortably housing double beds as well as wardrobes, with the principle bedroom featuring significant built-in storage and an en-suite bathroom containing a bath with electric shower over, sink and further WC. An additional office room is also present, which is handy for those who work from home, although this could easily become an excellent storage space. The internal accommodation is completed by the ground floor W.C as well as the modern family shower room.

Externally, the property benefits from a spacious double garage, with a true highlight of the home being the exceptionally spacious private and not overlooked south-facing rear garden with mature trees. The property backs on to a charming forested spinney, ensuring that the location remains tranquil. The front of the home is served by a multi-car driveway, ensuring that there is a superb provision of off-road parking, whilst the further garden to the side of the home is again extremely generous in proportion.

Mountsorrel is a beautiful yet well-connect village just off the A6, with easy transport links to Loughborough, Leicester and Quorn. Mountsorrel has a rich history, dating all the way back to the 4th century, and was reportedly visited by notorious highwayman Dick Turpin during his misadventures.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

**Hallway**

7' 7" x 19' 0" (2.32m x 5.78m)

Living Room

20' 3" x 12' 2" (6.16m x 3.72m)

Dining Room

10' 11" x 11' 1" (3.32m x 3.37m)

Kitchen

14' 3" x 11' 0" (4.34m x 3.36m)

Utility Room

7' 10" x 7' 3" (2.38m x 2.20m)

W.C.

7' 7" x 3' 3" (2.32m x 0.99m)

Study

7' 7" x 7' 1" (2.32m x 2.16m)

Master Bedroom

20' 0" x 13' 0" (6.09m x 3.97m)

Ensuite**Bedroom Two**

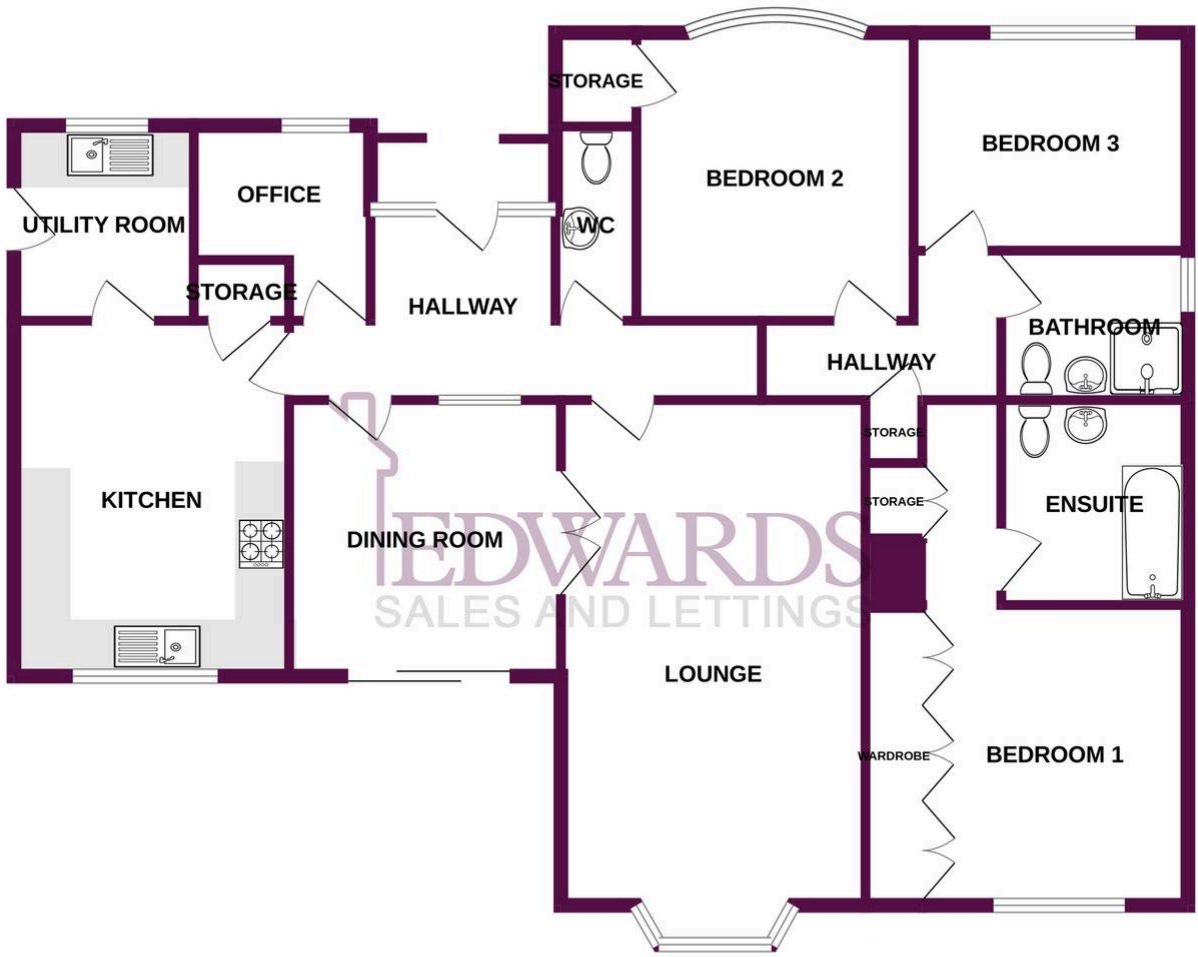
11' 7" x 11' 1" (3.52m x 3.39m)

Bedroom Three

8' 9" x 11' 0" (2.66m x 3.35m)

Shower room

GROUND FLOOR
1342 sq.ft. (124.7 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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