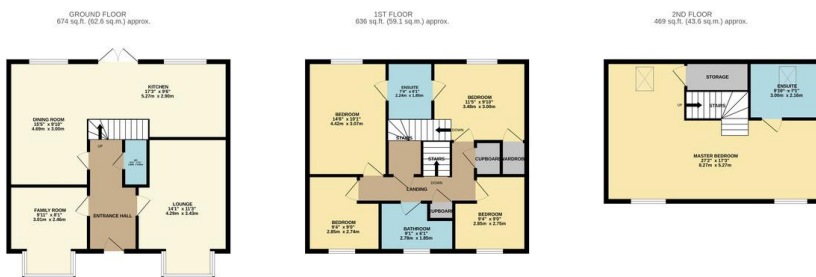
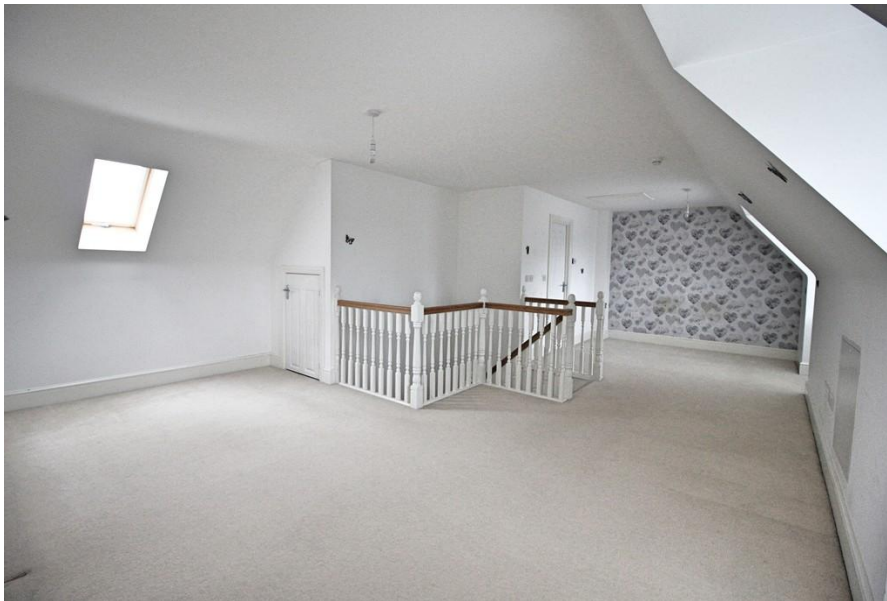


FOR SALE

5 Bed Detached House in Barrs Way, Mountsorrel LE12 7XU
Guide Price £475,000

Immaculate five bedroom detached executive home spread over three floors available for sale on a quiet cul de sac in a very desirable part of Mountsorrel. In brief, the property comprises entrance hall, downstairs WC, two reception rooms, and kitchen diner on the ground floor, four bedrooms, family bathroom and Jack and Jill en suite shower room on the first floor and large bedroom with en suite shower room on the top floor. The property also benefits from a generous private garden, cul de sac location and off road parking for multiple vehicles. An excellent family home in a



TOTAL FLOOR AREA: 1779 sq ft. (165.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, openings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

- Sold With No Upward Chain
- Five Bedrooms Over Three Floors
- Three Bathrooms, Two En Suites
- Two Reception Rooms
- Kitchen Diner
- Cul De Sac Location
- Double Garage
- Off Road Parking

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

