



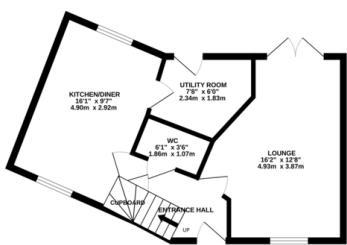
## FOR SALE

3 Bed Detached House in Burnham Road, Mountsorrel, LE12 7XZ  
£335,000

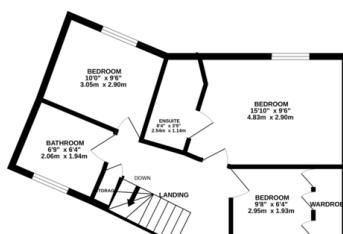
Immaculate detached family home occupying a private road position and enjoying stunning views over the countryside. The current owners paid for a range of upgrades when purchasing the property to include tinted windows, upgraded kitchen, upgraded media points and upgraded utility room to mention just a few. The property also has smart functions with a Nest heating and CCTV system, smart smoke and carbon monoxide detectors and electric vehicle charging. This property truly is one not to miss!



GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.9 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.  
Made with Metropix 6.0205

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	94
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- Detached House
- Excellent Views
- Quiet Position/Private Road
- Three Bedrooms
- En-Suite To Master
- Smart Systems
- Electric Vehicle Charging
- Immaculate Throughout

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.

