



FOR SALE

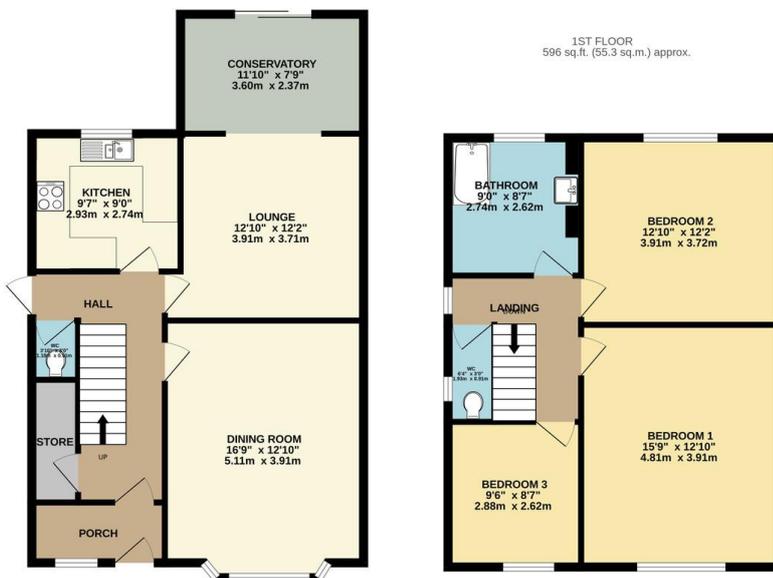
3 Bed Semi-Detached House in Cross Lane, Mountsorrel LE12 7BU
£250,000

A well-proportioned three bedroom semi-detached property located on a quiet, leafy road within the highly sought after area of Mountsorrel, Leicestershire. Offered chain free, the property sits on a generous plot and provides excellent potential for further cosmetic improvement. An ideal family home with spacious accommodation throughout. Contact Phillips George to arrange your viewing.



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 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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EPC Ordered

- Three Bedroom Semi Detached Home
- Highly Sought After Mountsorrel Location
- Quiet Leafy Residential Road
- Offered Chain Free
- Generous Plot Size
- Two Reception Rooms
- Conservatory Overlooking Garden
- Detached Tandem Garage

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

