Mallard Road, Mountsorrel

Loughborough, Leicestershire, LE12 7FR

NEWTONFALLOWELL

Mallard Road, Mountsorrel
Loughborough, Leicestershire, LE12 7FR
£365,000

*** NO UPWARD CHAIN *** EXCELLENT SPECIFICATION THROUGHOUT *** EXTENDED DETACHED HOUSE *** STUNNING LIVING KITCHEN *** FOUR GOOD SIZED BEDROOMS *** MASTER BEDROOM WITH EN-SUITE ***

Newton Fallowell are delighted to offer to the market this beautifully presented, recently refurbished and extended four bedroomed detached home. Offering exceptionally spacious accommodation and to the market with no upward chain, this home would be perfect for the family buyer looking for a property they can move straight into. The refurbishment work carried out in recent years includes but is not limited to the refitting of all bathrooms and cloakroom, full width extension to the rear with a contemporary kitchen, reskimmed ceilings with recessed spotlights in the majority of rooms and gloss tiling throughout the ground floor accommodation.

The internal accommodation comprises in brief; porch, entrance hall, downstairs WC, study, lounge, snug, living kitchen, utility room, first floor landing, four generously proportioned bedrooms, a family bathroom and en-suite shower room to the master bedroom. Externally there is block paved off road parking for two cars to the front with a pleasant front garden and to the rear there is a block paved patio and low maintenance garden with lawned and gravelled areas. There is also a covered garden store to the side.

Accommodation

A UPVC double glazed front door leads to:-

Porch
Having a tiled floor, UPVC double glazed window to the side elevation and a composite double glazed door leading to:-

Entrance Hall
Having a polished tiled floor, radiator, stairs rising to the first floor landing, recessed spotlights and doors to:-

Downstairs WC
Being fully tiled and fitted with a low flush WC with concealed cistern, wall mounted wash hand basin, recessed spotlights and extractor.

Study
Having a polished tiled floor, UPVC double glazed window to the front elevation, radiator, television point and recessed spotlights to the ceiling.

Lounge
Having a polished tiled floor, walk in UPVC double glazed bay window to the front elevation, feature electric fire, radiator, television point, coving, recessed spotlights and double doors to:-

Snug
Having a polished tiled floor, radiator, coving, recessed spotlights, doors to kitchen and double doors leading through to the dining area.

Living Kitchen
A stunning living kitchen, having a polished tiled floor and being superbly fitted with a vast range of high gloss wall and base units with a Quartz effect work surface, inset stainless steel twin bowl sink and drainer, breakfast bar, integrated Neff electric oven and grill, five ring Smeg gas hob with glass splashback and extractor hood over, integrated fridge/freezer and dishwasher, LED lighting to kickboards, three Velux style windows, UPVC double glazed window and French doors leading out to the garden, radiator, recessed spotlights and internal door to:-

Utility Room
Having a polished tiled floor, space for washing machine and tumble dryer with work surface over, wall mounted Worcester gas fired central heating boiler, recessed spotlights and an obscure composite double glazed door to the side.

First Floor Landing
Having access to a boarded loft with pull down ladder and doors off to:-

Master Bedroom
Having a walk in UPVC double glazed bay window to the front elevation with another window adjacent, a run of fitted wardrobes, fitted dressing table and bedside units, radiator, television point, recessed spotlights, two wall light points, cupboard over the stairs and door to:-

En-Suite Shower Room
Being fully tiled and fitted with a double shower cubicle, low flush WC with concealed cistern, wash hand basin set into a vanity unit, heated chrome towel ladder, recessed spotlights, extractor and an obscure UPVC double glazed window to the side elevation.

Bedroom Two
Having a UPVC double glazed window to the rear elevation, radiator and recessed spotlights.

Bedroom Three
Having a UPVC double glazed window to the rear elevation, radiator, recessed spotlights and a run of fitted wardrobes.

Bedroom Four
Having a UPVC double glazed window to the rear elevation, radiator and recessed spotlights.

Family Bathroom
Being fully tiled and fitted with a corner bath, low flush WC with concealed cistern, wash hand basin set into a vanity unit, heated chrome towel ladder, shaver point, recessed spotlights, extractor and an obscure UPVC double glazed window to the side elevation.

Exterior and Gardens
Externally there is block paved off road parking for two cars to the front with a pleasant front garden and to the rear there is a block paved patio and low maintenance garden with lawned and gravelled areas. There is also a covered garden store to the side.

Disclaimer
These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements

or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

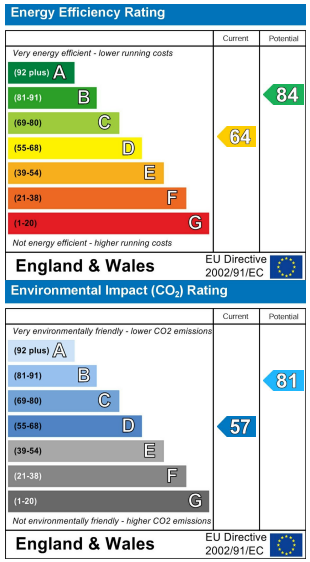
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

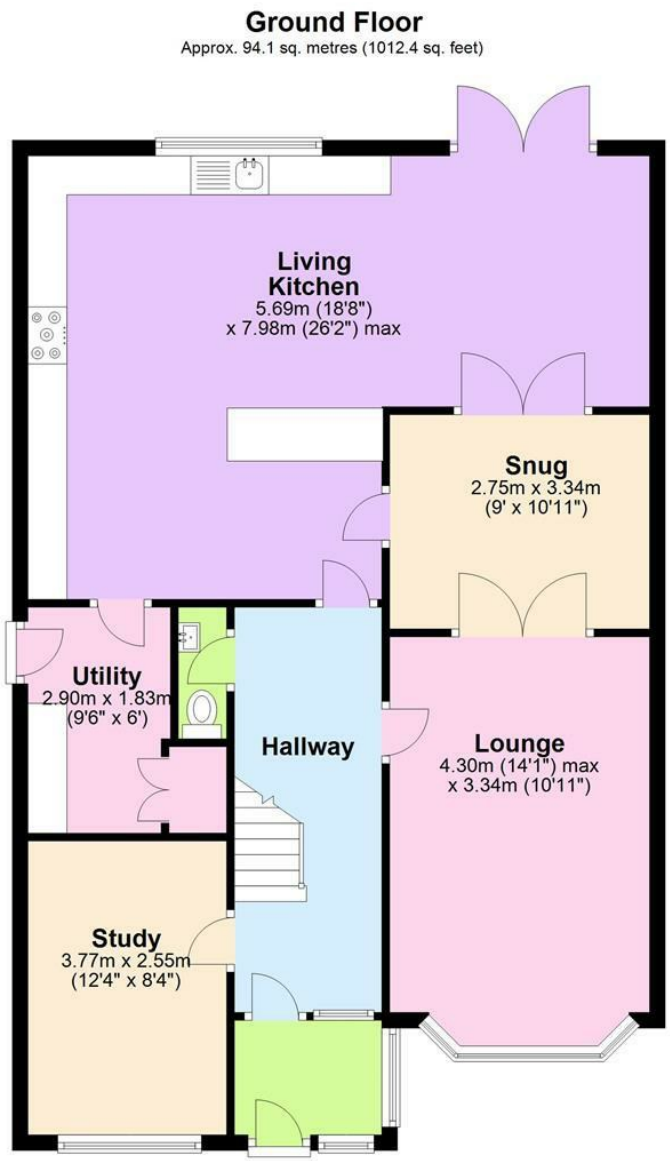
No person in the employment of Newton Fallowell has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection
We retain the copyright in all advertising material used to market this Property.

FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.





Total area: approx. 155.5 sq. metres (1673.7 sq. feet)

NEWTON FALLOWELL
t: 01162304422
e: rothley@newtonfallowell.co.uk
www.newtonfallowell.co.uk