



27 Rosslyn Avenue, Mountsorrel,
Loughborough, Leicestershire, LE12 7UQ

£359,000
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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

We are delighted to offer to the open market this modern and spacious detached family home originally constructed by William Davis Homes back in the late 1990's, occupying a superb position at the end of this quiet cul de sac neighbouring similar detached houses, and located within this sought after Soar Valley village.

The house itself has been more recently extended and modernised to provide well proportioned accommodation including four bedrooms and remodelled main bathroom plus en-suite to the first floor, and the ground floor with an entrance hall, cloakroom/wc, lounge with double doors to a large open plan dining kitchen with adjacent utility room. The house also benefits from gas fired central heating, uPVC double glazing and affords a lawned frontage and double width driveway leading up to a single garage and fully enclosed south facing garden to the rear.

The property is offered to the market with no upward chain and viewings can be arranged by appointment through the selling agents.

ACCOMMODATION

A canopy porch with downlights on a sensor and a traditional double glazed leaded and stained glass front door opening into the entrance hall.

ENTRANCE HALL

Having a tiled floor, coat hooks, glazed door with side panel into the living room, staircase rising to the first floor and door to the cloakroom/wc.

CLOAKROOM/WC

6'2" x 2'9" (1.88m x 0.84m)

With a continuation of the tiled flooring and fitted with a modern two piece white suite with chrome fittings including a wc and a wall mounted wash basin with a tiled splashback and mixer tap, obscure window to front.



LOUNGE

16'10" x 12'9" plus recess (5.13m x 3.89m plus recess)

A spacious reception room with a square bay window to front, coved ceiling, recess beneath the stairs with shelving and desk. A stone fireplace with gas fire creates a central focal point, tv, cable and phone connections and a set of double doors lead to the open plan dining kitchen.



DINING KITCHEN

25'0" x 11'8" max (7.62m x 3.56m max)

A large family orientated open plan space combining the dining area with double doors from the lounge and a window to rear. The kitchen is fully fitted with a range of cabinets and drawers, work surfaces with tiled surround,

downlights and sink. Built-in Bosch oven with a five burner gas hob and extractor above, window and set of patio doors open out to the rear decking and garden, tiled floor throughout, ceiling downlights, tv point and door to the utility.



UTILITY ROOM

8'1" x 5'0" plus recess (2.46m x 1.52m plus recess)

Branching off the kitchen with a continuation of the tiled floor, fitted with a range of modern cabinets and drawers, rolled top work surface, appliance spaces for stacking a washing machine and dryer. Ceiling downlights, extractor fan, recess for a tall fridge freezer with cupboard above, Upvc external door to side.

FIRST FLOOR LANDING

A central galleried landing with balustrade, ceiling downlights, airing cupboard with radiator and slatted shelving, large loft hatch with timber ladder accessing the boarded loft space with light and combi boiler.



BEDROOM ONE

16'0" x 12'3" max (4.88m x 3.73m max)

A good sized master bedroom affording a dual aspect with two windows to front, a run of built-in part mirrored sliding wardrobes, tv and phone points, ceiling downlights and a door to the en-suite.



EN-SUITE

9'4" x 3'10" (2.84m x 1.17m)

An en-suite shower room to the master bedroom having been modernised with marble tiling to the walls and floor fitted with a contemporary three piece white suite with chrome fittings including a wc with soft close seat, wall mounted wash hand basin and a double width shower with a glazed sliding enclosure and chrome thermostatic shower fitment, obscure window to side and extractor fan, chrome heated towel rail, ceiling downlights and shaver point.



BEDROOM TWO

15'7" max x 8'9" (4.75m max x 2.67m)

A double bedroom with a window to front, tv point and built-in sliding mirror fronted wardrobe to the recess.



BEDROOM THREE

9'10" x 9'0" (3.00m x 2.74m)

A third double bedroom with a window to rear.



BEDROOM FOUR

10'9" max x 8'8" (3.28m max x 2.64m)

An L shaped bedoom currently used as a guest room and study having a window to rear.



FAMILY BATHROOM

6'8" x 6'5" (2.03m x 1.96m)

This family bathroom has also been updated with marble tiled walls and a three piece white suite with chrome fittings including a wc, basin and a curved bath with shower over. Extractor fan, shaver point, obscure window to rear and chrome heated towel rail.



OUTSIDE

The property occupies a superb location in this sought after Soar Valley village, set within a modern residential development, perfectly positioned towards the end of a small quiet cul de sac with drive leading down to a handful of detached family homes overlooking a neighbouring paddock and hedgerows.

FRONTAGE

The house is set back from the drive with a lawned frontage, tarmac driveway for two cars and canopy porch with outside light. A timber garden gate and path to the side has a door to the utility and continues to the rear garden.

REAR GARDEN

A relatively private rear garden affording a south facing aspect, with an extensive timber decked terrace, outside tap and lighting, small playhouse and paved area ideal for storing wheelie bins. A low level brick wall and a couple of steps lead down to the remainder of the garden laid to lawn edged with well stocked borders containing mature plants, trees and shrubs. The boundaries are enclosed by timber panel fencing.



GARAGE

16'1" x 8'6" (4.90m x 2.59m)

A single integral garage with an up and over door, power points, lighting and fuse board.

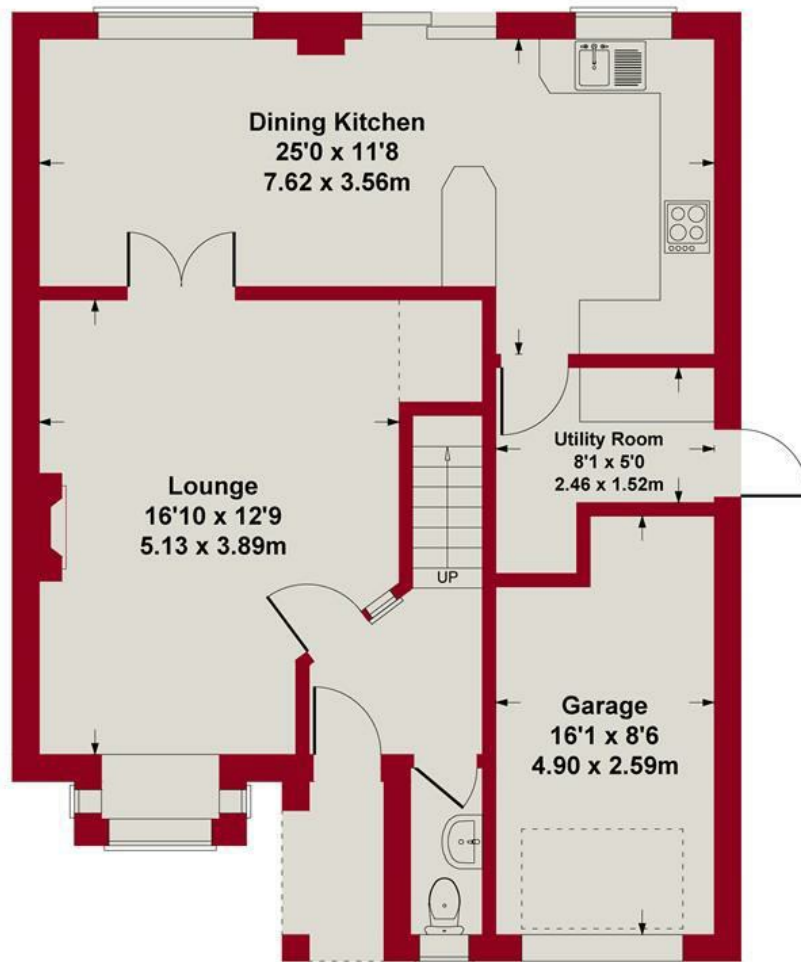
COUNCIL TAX

We are led to believe by Charnwood Council the property falls into Council Tax Band C.

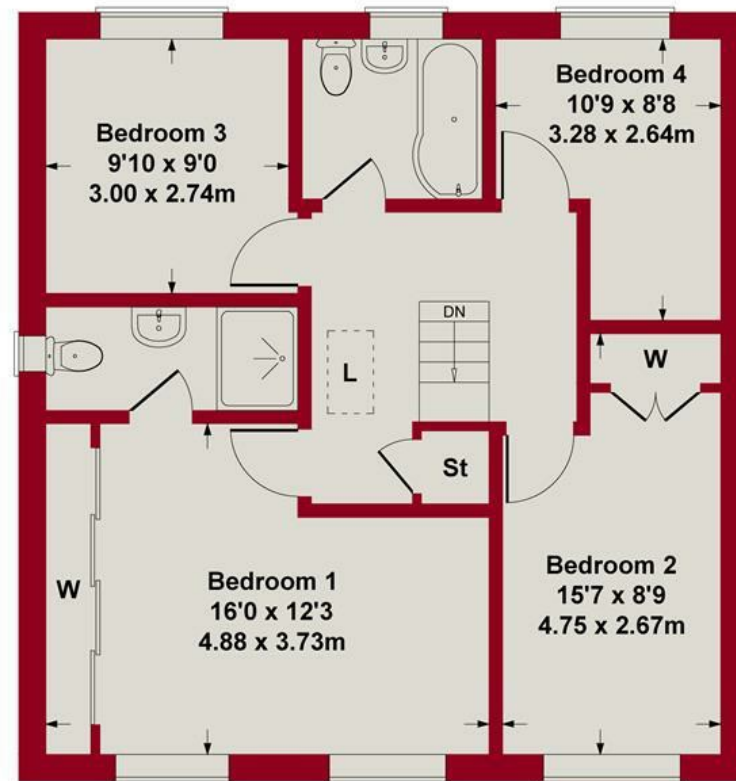
VIEWINGS

By appointment with Richard Watkinson & Partners.

Approximate Gross Internal Area
1411 sq ft - 131 sq m



GROUND FLOOR



FIRST FLOOR


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY


All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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