



**Swan Close, Mountsorrel**  
Loughborough, Leicestershire, LE12 7FW

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£200,000

\*\*\* RECENTLY REFITTED KITCHEN \*\*\* BEAUTIFULLY PRESENTED  
THROUGHOUT \*\*\* DRIVEWAY AND GARAGE \*\*\* CUL-DE-SAC  
POSITION \*\*\* SOUGHT AFTER LOCATION IN MOUNTSORREL \*\*\*

Newton Fallowell are pleased to present to the market this three bedrooomed semi-detached home, being immaculately presented throughout and having been recently modernised to an excellent specification including the addition of cavity wall insulation. The property occupies a pleasant cul-de-sac location with a charming rear garden with a non-overlooked aspect and is located ideally, close to the bustling heart of the village in Mountsorrel with it's leisure centre, shops, butchers, cafes, public houses and a Michelin starred restaurant.

The internal accommodation comprises in brief; entrance hall, bay windowed lounge, dining kitchen, first floor landing, three good sized bedrooms and a contemporary shower room.

Externally to the front there is a lawned garden with gated access to the rear gardens which are mainly laid to lawn, enclosed by timber panel fencing and having a flagstoned patio. The garden has a westerly aspect and backs onto long gardens therefore has a good degree of privacy.

## Accommodation

An obscure UPVC double glazed front door leads into:-



### Entrance Hall

Having a laminate floor, stairs rising to the first floor, radiator and door to:-

### Bay Windowed Lounge

Having a walk in double glazed bay window to the front, radiator, television point, feature electric fire with marble hearth and decorative surround, door to:-

### Dining Kitchen

Being recently refitted with a contemporary range of gloss wall and base units, complementary rolled edge work surface, inset stainless steel one and a third bowl sink and drainer, tiled splashbacks, integrated electric oven and grill, four ring gas hob with extractor over, space for washing machine and fridge/freezer, breakfast bar, radiator, pantry cupboard under the stairs, UPVC double glazed window to the rear and an obscure double glazed door opening to the garden.

### First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, having loft access, airing cupboard and doors to:-

### Master Bedroom

Having a UPVC double glazed window to the rear, run of fitted wardrobes with mirrored sliding doors, television point and radiator.

### Bedroom Two

Having a UPVC double glazed window to the front, radiator and television point.

### Bedroom Three

Having a UPVC double glazed window to the front, television point and radiator.

### Shower Room

Being fitted with a large, walk in shower, low flush WC, wash hand basin in an oak topped vanity unit, radiator and an obscure UPVC double glazed window to the side.

### Exterior and Gardens

Externally to the front there is a lawned garden with gated access to the rear gardens which are mainly laid to lawn, enclosed by timber panel fencing and having a flagstoned patio. The garden has a westerly aspect and backs onto long gardens therefore has a good degree of privacy.

### Disclaimer

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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.

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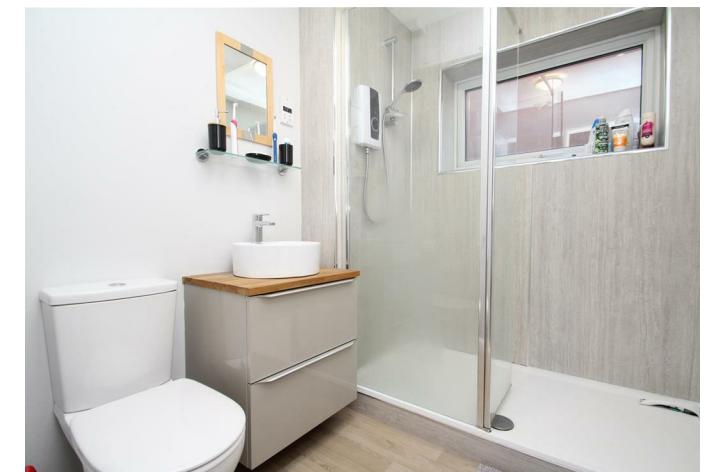
### Data Protection

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### FLOOR PLANS (if shown)

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

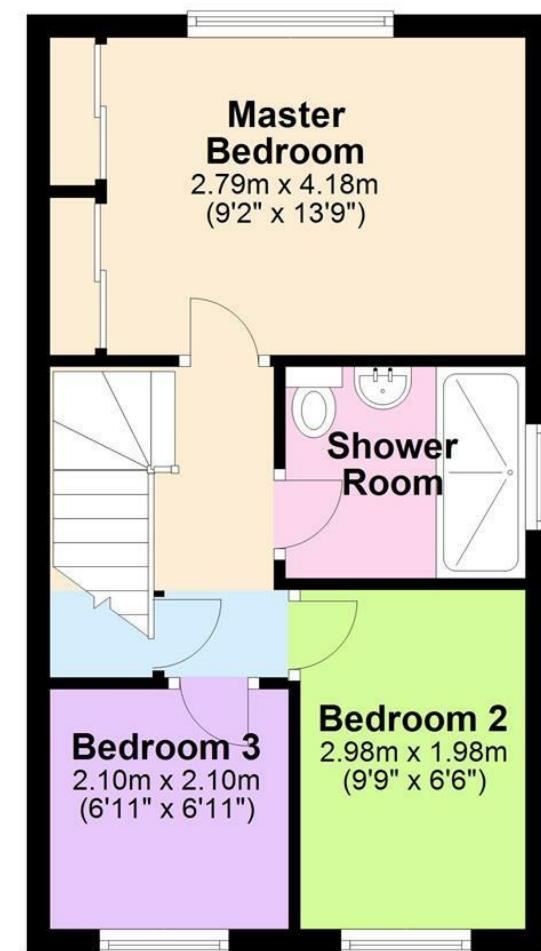
## Ground Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 65.7 sq. metres (706.7 sq. feet)

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