



Kenilworth Close Mountsorrel

- Four-bedroom detached home
- Quiet cul-de-sac location
- Spacious and versatile layout
- Stylish modern interiors
- Well-presented throughout
- Main bedroom with en suite
- Off-road parking and EV charger
- Well-maintained private garden
- EPC Rating D / Council Tax Band E / Freehold

This beautifully presented four-bedroom detached home offers spacious and modern accommodation throughout, set within the sought-after village of Mountsorrel.

The ground floor features three bright, airy reception areas, providing excellent flexibility of use. A particular highlight is the garden room, which enjoys an abundance of natural light and provides an attractive outlook over the rear garden.

Upstairs, the property comprises four generously sized bedrooms. The main bedroom benefits from a contemporary en suite, while the remaining bedrooms are served by a family bathroom.

Externally, the rear garden is a standout feature, thoughtfully maintained to create a pleasant and inviting outdoor space. To the front, the property provides off-road parking along with the added convenience of an EV charger.

Mountsorrel is a charming village situated along the River Soar, offering a range of local amenities including shops, cafés, and leisure facilities. The area is well positioned for access to nearby centres such as Loughborough and Leicester, while also being surrounded by attractive countryside and walking routes.





Accommodation:

The ground floor features a welcoming entrance hallway, enhanced by stylish modern wooden panelling that creates a warm and contemporary first impression. This leads to a bright and comfortable living area, alongside a well-appointed kitchen and dining space. A standout feature is the garden room, providing an additional reception area filled with natural light and offering pleasant views over the garden. There is also a convenient downstairs WC.

Upstairs, the property comprises four generously sized bedrooms, including a spacious principal bedroom with its own en suite shower room. The remaining bedrooms are served by a modern family bathroom.

Gardens and land:

Externally, the property benefits from a maintained and attractive garden, perfect for relaxing or entertaining.

The driveway provides off-road parking and includes the added advantage of an electric car charging point, catering to modern lifestyle needs.

Location:

Mountsorrel is a highly sought-after village offering a strong sense of community alongside excellent local amenities. The property is conveniently positioned for access to nearby Loughborough and Leicester, with strong road links via the A6 and A46, making commuting straightforward. Rail services from Loughborough provide direct connections to Leicester, Nottingham and London St Pancras, while regular bus routes operate locally. The property also falls within the catchment area for well-regarded schools. Residents can enjoy a variety of nearby shops, cafés, parks, and scenic countryside walks, providing a balanced lifestyle between convenience and outdoor living.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band E.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.



Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

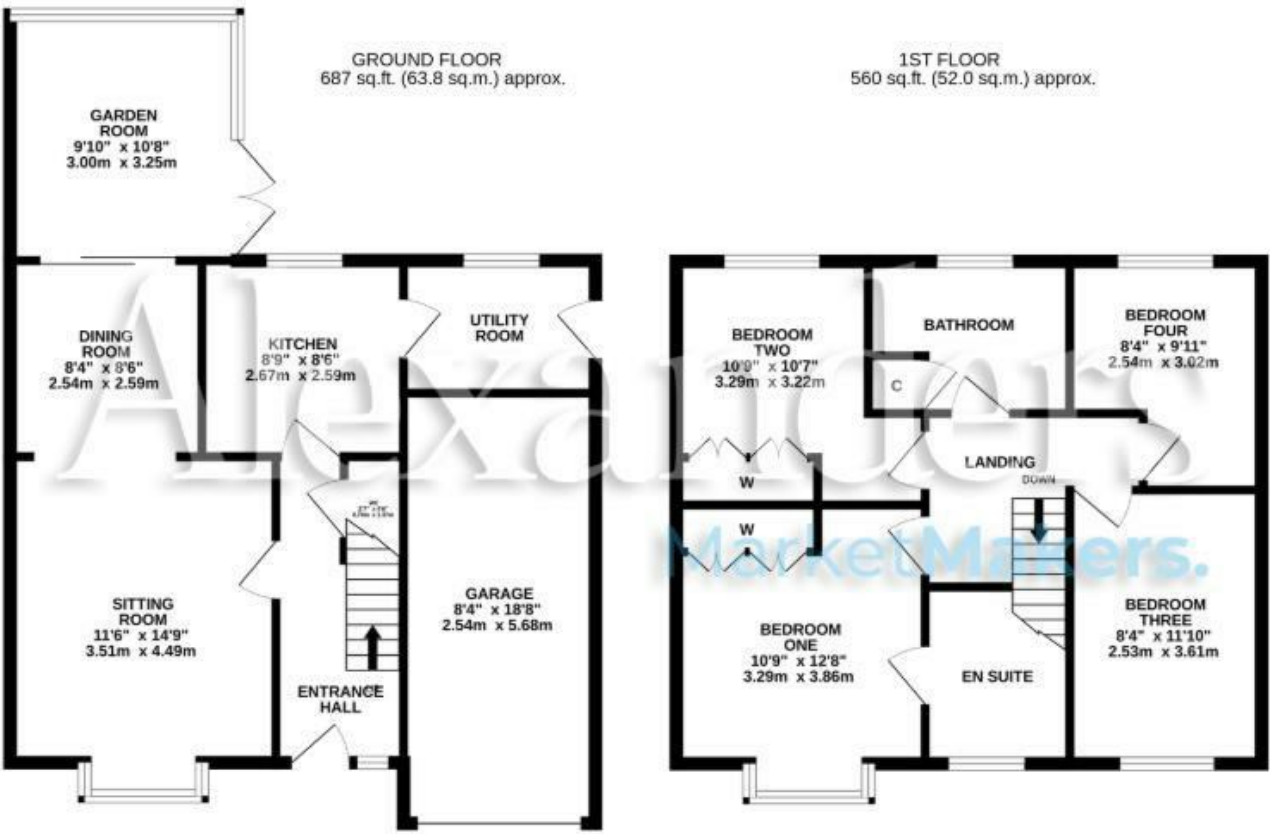
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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.
 Made with Metropix ©2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
		81

