



8 Cloud Lea, Mountsorrel

£250,000 Freehold

Feel on top of the world at this spectacular property on Mountsorrel's Cloud Lea; boasting three bedrooms, an excellent interior and a stellar plot, book your viewing today to avoid disappointment!

With its superb location, well-sized rooms and exceptional potential, this property sited on Cloud Lea will have you on cloud nine from the moment you walk through the door!

The property consists of an initial entrance hallway, before opening up to a generously-sized interconnected lounge and dining room. This large space benefits from an excellent outlook onto the associated plot, courtesy of the dining area's southwest facing patio doors, coupled with the north-east facing front window. The dining room also provides access to the U-shaped kitchen, featuring an integrated electric oven with a superb five-ring gas hob above.

The upper floor of the home is stratospheric in quality; formed of three well-sized bedrooms and a bathroom. The master bedroom benefits from a characterful oriel window overlooking the front garden, whilst the second and third provide a flexible space for working professionals or a family to occupy. The bathroom is well-equipped, containing a bathtub with shower over, as well as a built-in extractor fan.

Externally, the home is served by spacious gardens to the front and rear, as well as a lengthy driveway, capable of fitting multiple vehicles.

The property is well-located, with Christ Church & Saint Peter's CofE Primary School located a short distance away, as well as the village centre.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Mountsorrel is a beautiful yet well-connect village just off the A6, with easy transport links to Loughborough, Leicester and Quorn. Mountsorrel has a rich history, dating all the way back to the 4th century, and was reportedly visited by notorious highwayman Dick Turpin during his misadventures.



Entrance Hall

Lounge

13' 4" x 12' 8" (4.07m x 3.85m)

Dining room

7' 9" x 7' 6" (2.36m x 2.29m)

Kitchen

7' 11" x 7' 9" (2.42m x 2.35m)

Landing

Bedroom one

10' 4" x 8' 11" (3.16m x 2.72m)

Bedroom two

11' 0" x 8' 10" (3.35m x 2.70m)

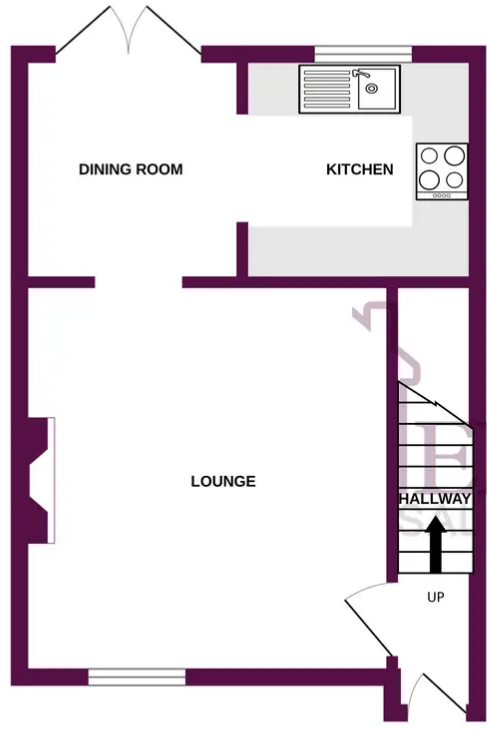
Bedroom three

7' 7" x 6' 6" (2.32m x 1.97m)

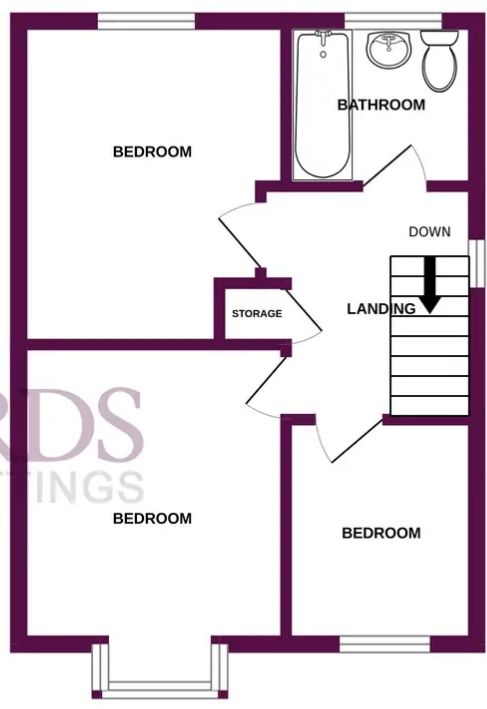
Family bathroom

Garage

GROUND FLOOR



FIRST FLOOR



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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