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36C The Green, Loughborough, LE12 7AF

Offers in the region of £425,000

A beautifully presented dormer bungalow in a select cul-de-sac development, offering versatile accommodation with two ground-floor bedrooms and a spacious first-floor principal bedroom with en-suite, ideal for multi-generational living or those looking to downsize. Further benefits include a lounge opening into a conservatory, refitted kitchen and utility room, contemporary wet room, air conditioning, garage and private established gardens.

Summary

Situated within an attractive and select cul-de-sac development on The Green in Mountsorrel, this beautifully presented dormer bungalow is discreetly tucked away, yet conveniently positioned within a short walk of the village amenities. Offering deceptively spacious and versatile accommodation, the property is ideally suited to a range of buyers. With two bedrooms and a contemporary wet room on the ground floor, together with a particularly spacious principal bedroom and private en-suite bathroom on the first floor, the layout offers excellent flexibility for multi-generational living, families or those looking to downsize without compromising on space. Further benefits include a spacious lounge, conservatory with solid roof, refitted kitchen, separate utility room, air conditioning to the principal bedroom, garage and private rear gardens.

The property is approached via a shared driveway, providing access to the garage, alongside an attractive foregarden featuring a combination of block-paved and gravelled areas, offering additional parking provision for two vehicles alongside the driveway, together with established mature shrubs. The entrance hall provides access to a useful walk-in storage cupboard and the principal ground-floor accommodation, including a spacious lounge with feature fireplace and French doors opening into the conservatory. Enjoying views across the rear garden, the conservatory provides a further reception space, enhanced by its solid roof to create a versatile room for year-round enjoyment.

The refitted kitchen is fitted with an attractive range of white Shaker-style wall and base units, complemented by contrasting tiled splashbacks and incorporating an oven, induction hob and built-in fridge/freezer, all of which are included within the sale. A separate utility room provides additional storage and practical space for laundry appliances, together with an external door and housing the property's combination boiler.

The ground floor further accommodates two well-proportioned bedrooms, offering considerable flexibility for family members, guests or those requiring a dedicated home office. The rear bedroom boasts both French doors opening directly onto the garden, and useful built-in storage. A contemporary tiled wet room serves this floor, comprising a generous walk-in shower, wash hand basin set within a vanity unit with useful fitted storage cupboards, and a low-level WC.

To the first floor, the particularly spacious principal bedroom provides a private and comfortable retreat, benefiting from air conditioning, a useful storage cupboard, and its own en-suite bathroom fitted with a three-piece suite including an electric Mira overhead shower.

Externally, the rear gardens are a particularly appealing feature, having been thoughtfully arranged within the natural contours of the surrounding landscape to create a private and established outdoor setting. Offering a combination of lawned and paved seating areas, the garden provides an excellent space for relaxing and entertaining, with the elevated and enclosed nature of the plot adding to its sense of privacy. The property is further complemented by the adjoining garage and shared driveway access.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

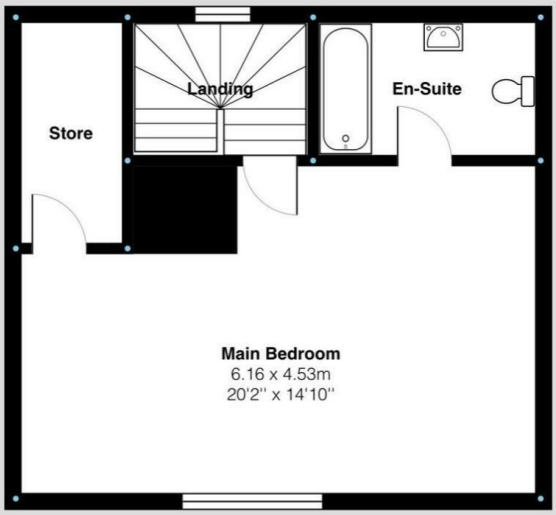
Ground Floor



The Green, Mountsorrel
Internal Square Footage: Approx 1281 sqft

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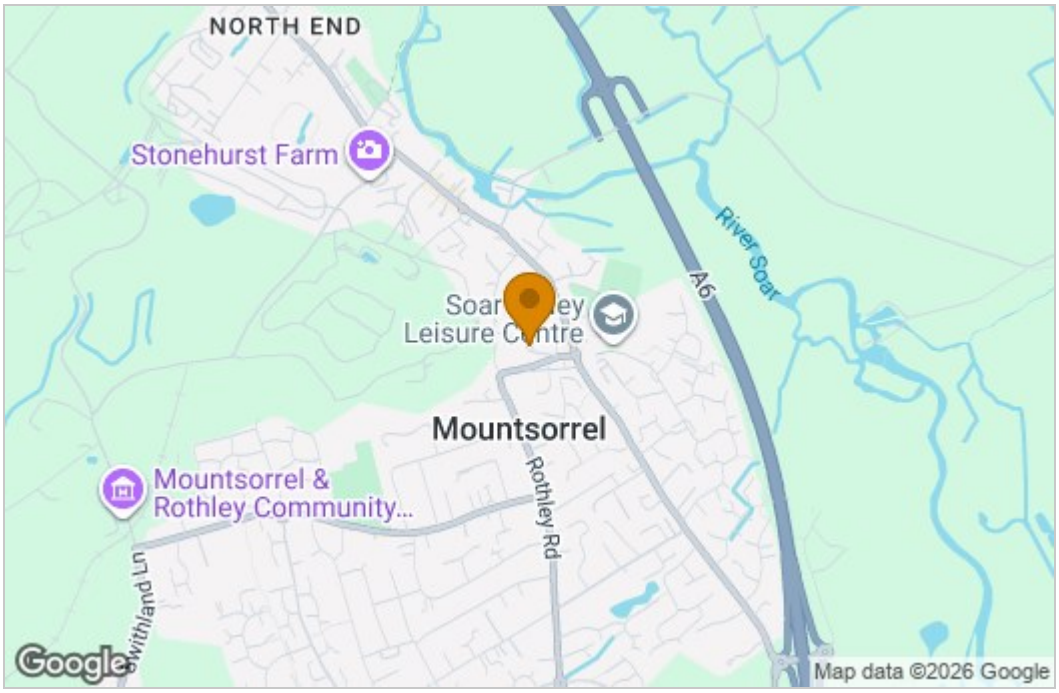
First Floor



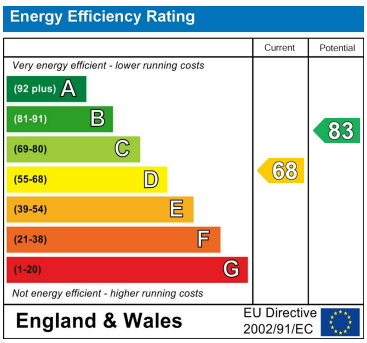
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Area Map



Energy Efficiency Graph



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