



**GLAMIS CLOSE, MOUNTSORREL
LE12 7EB**

**£595,000
FREEHOLD**

Rare opportunity to acquire a stunning bungalow in truly spectacular surroundings. Beautifully maintained and improved by the current owners with a first class plot and position on the edge of Mountsorrel. With 3 double bedrooms, 2 bathrooms, located in a small quiet cul de sac, and set in wonderful landscaped garden. This property will be sure to impress on every level.

EDWARDS
SALES AND LETTINGS

GLAMIS CLOSE

Fabulous plot and position | High spec bungalow |

Double garage | 3 double bedrooms | 2.5
bathrooms | Large lounge and separate dining
room | Conservatory | Study | Modern kitchen
plus utility | Quiet cul de sac



PROPERTY FEATURES

Located down a small quiet cul de sac in the delightful Charnwood village of Mountsorrel, this distinctive 3 bedroom bungalow sits on a 0.2 acre plot nestled on the edge of the wildlife buffer zone looking towards Rothley. The property lends itself to both village life with its wide array of local shops, pubs and restaurants yet tucked away in a peaceful setting allowing perfect tranquil living.

The current owners have spared no expense in creating a most comfortable and desirable residence with a large, block-paved frontage allowing for multiple cars, together with double garage with electric doors.

FULL DETAILS

The property is approached from a well appointed storm porch leading into light-filled hallway giving access to the rest of the accommodation throughout the house. A discreet study is situated next to a stylish modern kitchen/breakfast room and separate, practical utility room with side door allowing direct access to the garden. The living accommodation is arranged as separate dining room with sliding glass doors leading to the conservatory overlooking the main garden and full length window onto the living room. This light and airy main reception room is focused around the feature fireplace and provides a great space for entertaining.

The property boasts three double bedrooms. The master suite comprises bespoke built in wardrobes and vanity together with large contemporary en-suite bathroom incorporating a four piece suite to include separate power shower unit and stylish clawed roll-top bath. The other two bedrooms have access to the family shower room and provide further

wardrobe storage.

The property is set in beautiful landscaped gardens with mature beds, a greenhouse and delightful all weather summerhouse. There are terraces surrounding the property allowing for a variety of seating options outside, taking full advantage of all angles of the garden and surrounding idyllic setting of greenbelt buffer zone with a multitude of wildlife that visits the property.

Whilst Mountsorrel is graced with all the amenities required of a small town, including schools, doctor, dentist and even Waitrose nearby; it is also enhanced by its proximity to the hub of the Midlands motorway network with the A46 link to both Loughborough and Leicester and the M1 to hand too. With all the beauty and charm of the Charnwood villages on the doorstep and Bradgate Park a short distance away, the property provides an enviable lifestyle not easily replicated elsewhere.

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

GLAMIS CLOSE







GLAMIS CLOSE

ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

Council Tax – Band F

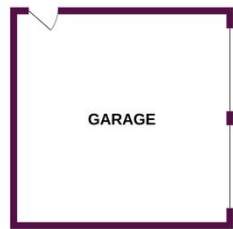
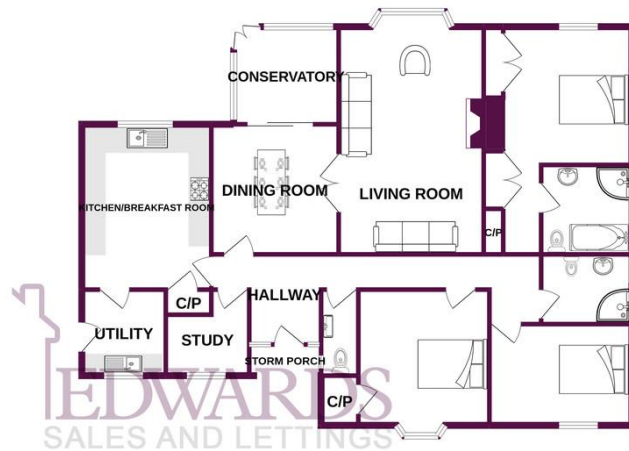
Viewings – By Appointment Only

Tenure – Freehold

Ground Rent –



GROUND FLOOR
1727 sq.ft. (160.5 sq.m.) approx.



TOTAL FLOOR AREA: 1727 sq.ft. (160.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 ©2022

EDWARDS
SALES AND LETTINGS

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OFFICE

38 Frederick Street

Loughborough

LE11 3BJ

01509 268208

info@helloedwards.co.uk

www.helloedwards.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements