



# 124 Rothley Road , Mountsorrel, LE12 7JX Offers Over £250,000

Nestled in the heart of the highly sought-after area of Mountsorrel, this charming 2/3 bedroom semi-detached character property seamlessly combines period elegance with modern comforts.



Upon entering, you are welcomed by a bay-fronted sitting room featuring a delightful log burner, perfect for cosy evenings. Adjacent, the inviting dining room, also equipped with a log burner, provides an ideal setting for entertaining guests or enjoying family meals. The contemporary kitchen is thoughtfully designed, offering a functional yet stylish space.

Ascending to the first floor, you will discover two generously proportioned bedrooms. The master bedroom spans the width of the property, benefiting from dual aspect windows that flood the room with natural light. A luxurious four-piece family bathroom, finished to a very high standard, serves this floor, ensuring ample convenience for family living.

The second floor boasts a versatile loft room, a space that can adapt to your needs as a third bedroom, home office, or creative studio. While it awaits formal building regulations approval to be classified as a bedroom, its potential remains undeniable.

## Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.

 3  1  2 

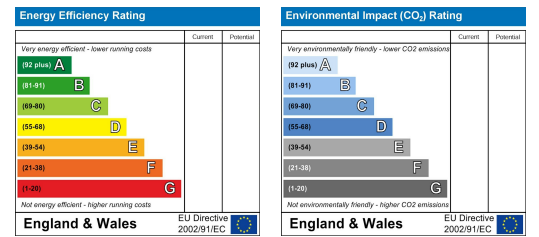
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.