Aston&Co
ESTATE & LETTING AGENTS

47 Rockhill Drive

Mountsorrel, Loughborough, LE12 7DS

Asking Price £269,500

3 1 3 E

Set in the heart of Mountsorrel and ideal for families in need of more space is this well presented, spacious three bedroom, extended semi detached house. Inside, the property briefly comprises; entrance hall, lounge, dining room, kitchen, playroom/office and a further reception room with utility and WC. To the first floor are three bedrooms, two of which doubles and a family bathroom. The property also benefits from uPVC double glazing, gas central heating, off road parking for multiple vehicles and rear garden.

- Well Presented
- Three Bedroom
- Extended Semi-Detached Family Home
- Lounge, Dining Area & Study/Playroom
- Downstairs WC & Utility
- Off Road Parking & Spacious Rear Garden
- Popular Location
- EPC Rating E / Council Tax Band C / Freehold

The Property
The property is entered via a composite door leading into.

Entrance Hall
With fitted storage, stairs leading to the first floor and provides access to the following.

Lounge
14'4 x 10'11 (4.37m x 3.33m)
With uPVC double glazed window to the front aspect and leads into.

Dining Room
9'1 x 8'8 (2.77m x 2.64m)
With French doors leading out onto the rear garden and leads into the kitchen.

Kitchen
10'8 x 8'2 (3.25m x 2.49m)
Fitted with a range of floor and wall mounted units with work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, plumbing for a dishwasher, stainless steel sink and drainer unit. uPVC double glazed window to the rear aspect and provides access into the playroom/study.

Playroom/Study
8'05 x 10'02 (2.57m x 3.10m)
With French doors leading out onto the rear garden, uPVC double glazed window and leads into the utility.

Utility / Reception Room
15 x 11'04 (4.57m x 3.45m)
With plumbing for a washing machine, WC & basin, uPVC double glazed window to the front aspect and doors leading to both the entrance hall and outside front.

The First Floor Landing
With loft access into the boarded loft provided by a drop down ladder, uPVC double glazed window to the side aspect and provided access to the following.

Bedroom One
12 x 11 (3.66m x 3.35m)
(maximum measurements) Spacious double bedroom with uPVC double glazed window to the rear aspect.

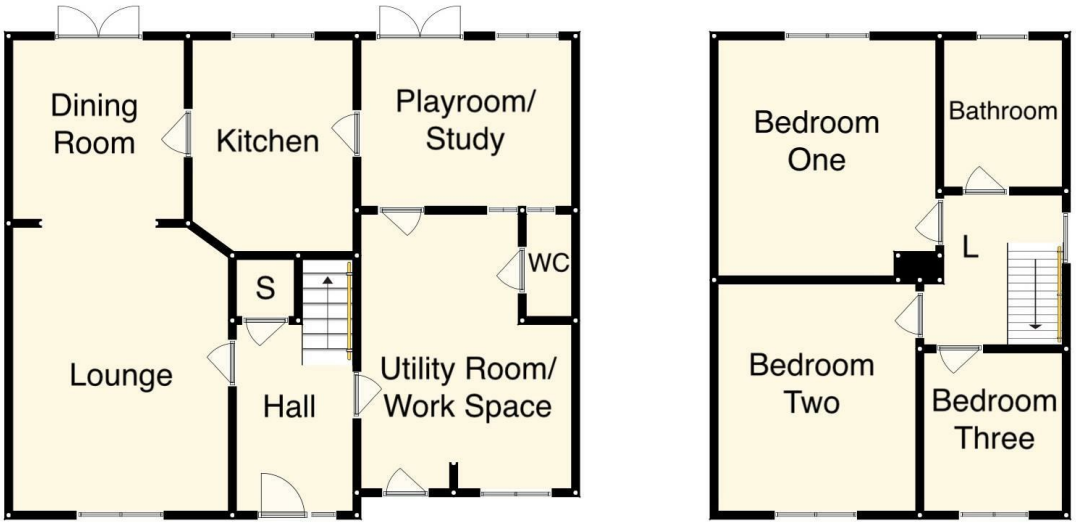
Bedroom Two
11'6 x 10 (3.51m x 3.05m)
Another good size double bedroom with uPVC double glazed window to the front aspect.

Bedroom Three
8 x 7 (2.44m x 2.13m)
With uPVC double glazed window to the front aspect.

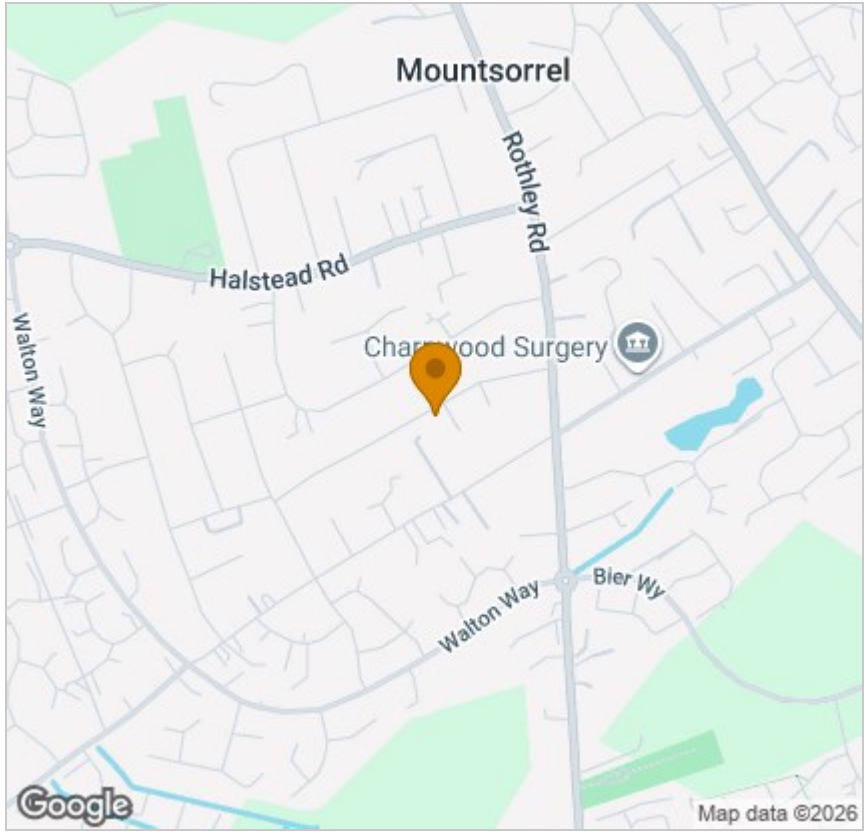
Bathroom
7'5 x 6 (2.26m x 1.83m)
Fitted with a modern three piece suite comprising bath with shower over, wc and basin. The tiled bathroom also benefits from a heated towel rail, extractor fan and obscure uPVC double glazed window to the rear aspect.

Outside
To the front of the property is car standing for multiple vehicles.
To the rear is a good size lawned garden with paved patio.

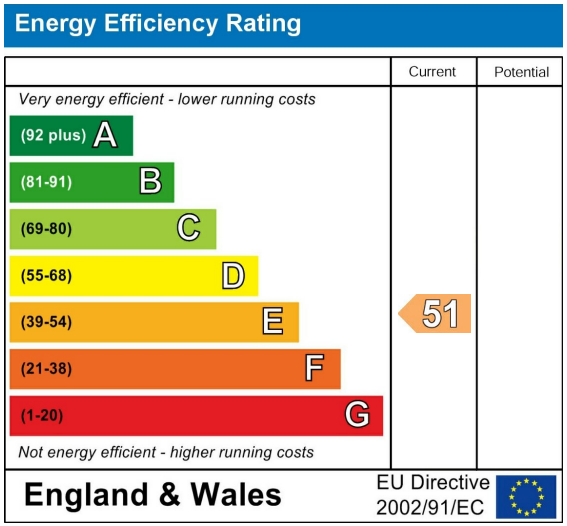
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk https://astonandco.co.uk/