



Smiths
your property experts

Fort Road

Mountsorrel

- Spacious and beautifully presented semi-detached family home
- Corner plot with views over open playing fields
- Three good-sized bedrooms and a family bathroom
- Kitchen/breakfast room with integrated Neff appliances
- Two generous reception rooms and a conservatory
- Extended entrance hall featuring a newly added cloakroom w.c.
- South-facing rear gardens landscaped for ease of maintenance
- Block-paved driveway with an EV charging point and a garage

General Description

Smiths Property Experts are delighted to introduce to the market this spacious and beautifully presented semi-detached family home. The property sits on a generous corner plot with a south-facing rear garden, a generous driveway providing ample off-road parking, a garage, and uninterrupted views over open playing fields.

The property has been thoughtfully extended to the ground floor and provides generous reception space, including an 18ft (5.5m) sitting room, a 15ft (4.6m) dining room, a kitchen/breakfast room, a ground-floor cloakroom w.c., and a conservatory. There are three bedrooms and a family bathroom upstairs.







The Property

The accommodation is presented in excellent decorative order and benefits from gas central heating and UPVC double glazing. The current owners have extended the entrance hall to create a welcoming space featuring herringbone flooring and a brand new contemporary cloakroom/WC.

The sitting room features a dual aspect with windows to the front and side, a gas fire with an ornamental surround, and double doors leading to the dining room. The kitchen/breakfast room is fitted with a range of base and wall units, as well as integrated Neff appliances, including a double electric oven, a warming plate, a gas hob with an extractor hood, a microwave, and a dishwasher. There is also a washing machine, a one-and-a-half bowl sink with an instant boiler water tap and a drainer, a wall-mounted combi boiler, and French doors leading to the conservatory, which overlooks the south-facing garden. On the first floor, there are three well-proportioned bedrooms, two of which have fitted wardrobes, and a bathroom featuring a modern three-piece suite with a shower over bath. There is CCTV and an alarm system installed.

The Outside

The property occupies a spacious corner plot, featuring gardens at the front, side, and rear. To the front, there is a lawn with a block-paved driveway that provides ample parking, an EV charging point, and access to the garage. The rear garden is south-facing and designed for low maintenance, with walls to the boundaries that create a private space for alfresco dining and entertaining. The garage has an up-and-over door, power, and lighting.







The Location

The Charnwood village of Mountsorrel has an array of independent local businesses, including coffee shops, delis, and eateries. The village also has a Waitrose supermarket, a bus service, a surgery, a dental practice, a village hall, a leisure centre, and a library. The nearby A6 road provides convenient access to Loughborough and Leicester.

Property Information

EPC Rating: D.

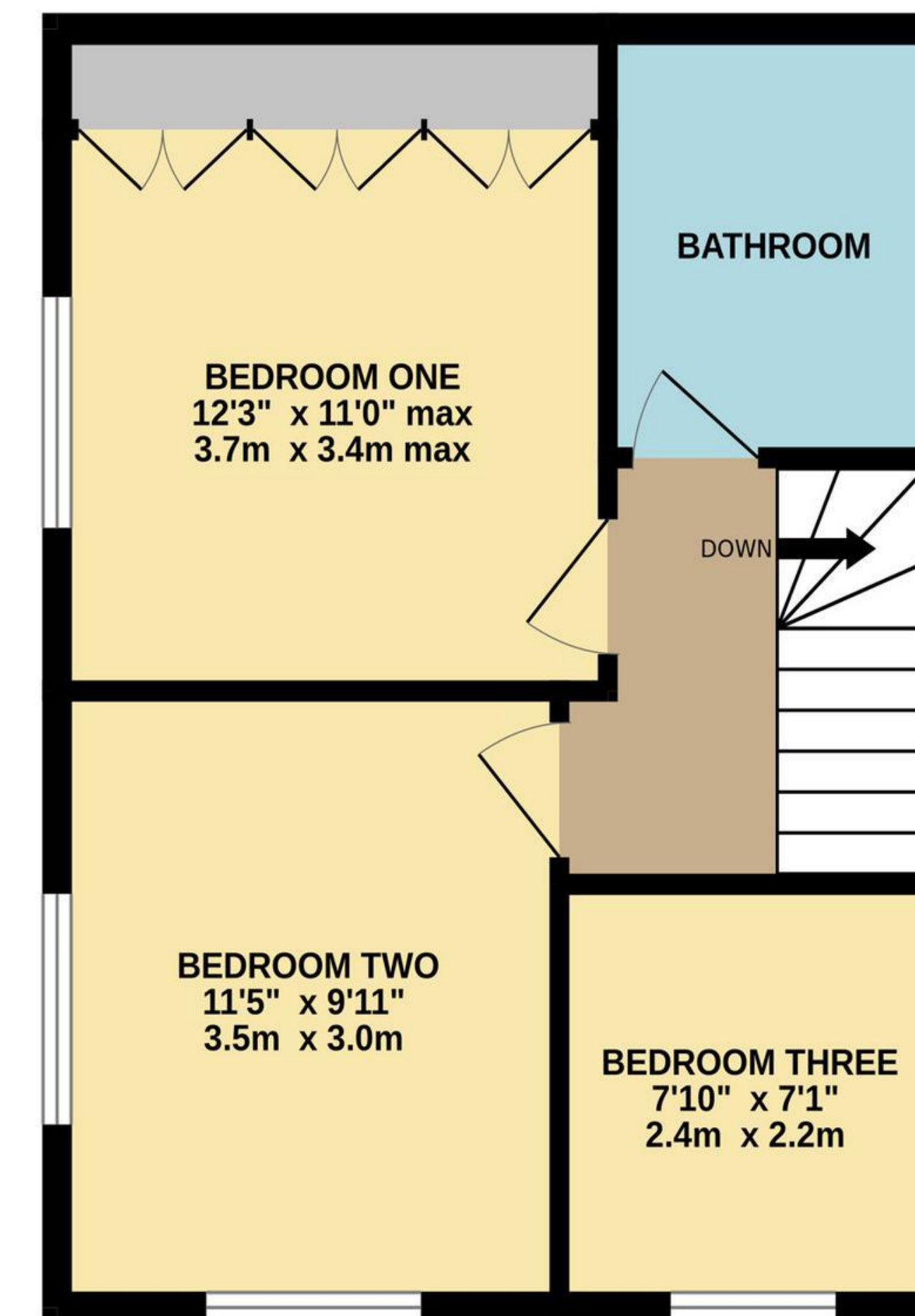
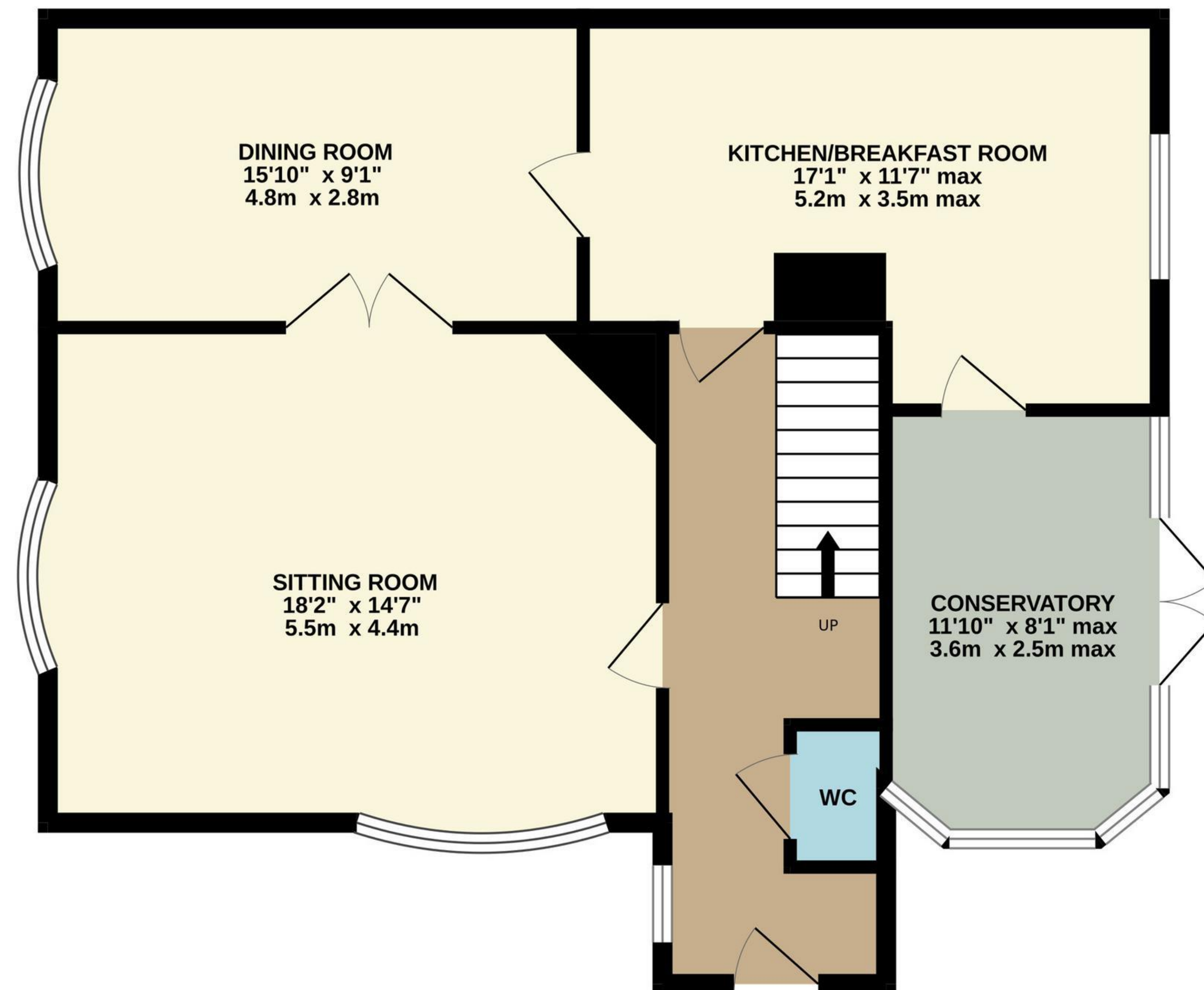
Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1222 sq.ft. (113.5 sq.m.) approx.

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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