



SHEPHERD & WHITE

— ESTATE & LETTING AGENTS —

PEOPLE PROPERTY PLACES POSSIBILITIES

IRONS CLOSE,
MOUNTSORREL, LE12 7YR

A BEAUTIFUL PLACE TO CALL HOME

*Modern living, a welcoming
community and a brighter
tomorrow.*

*“Village life,
a brighter
tomorrow.”*



TWO GENEROUS
DOUBLE BEDROOMS



SPACIOUS
LIVING ROOM



KITCHEN/DINING ROOM
WITH GARDEN ACCESS



PRIVATE & ESTABLISHED
REAR GARDEN



ALLOCATED
OFF-ROAD PARKING



SOUGHT-AFTER
RESIDENTIAL LOCATION

SHEPHERDANDWHITE.CO.UK

ONE HOME. ONE AGENT. ONE JOURNEY.

THE JOURNEY HOME

A beautiful place
to call home.

Stylish, comfortable and ready to enjoy,
this well-presented two-bedroom home in
Mountsorrel offers the perfect blend of
modern living and everyday practicality.



*“More than a house...
a lifestyle.”*



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ALLOCATED
PARKING

SHEPHERD & WHITE

ESTATE & LETTING AGENTS

PEOPLE | PROPERTY | LIFESTYLE

THE JOURNEY HOME

STYLISH SPACES
FOR EVERYDAY
LIVING

*“A place
to rest, recharge
and feel at home.”*



SPACIOUS
LIVING ROOM



KITCHEN/DINING
WITH GARDEN ACCESS



TWO GENEROUS
DOUBLE BEDROOMS



MODERN
FAMILY BATHROOM



PRIVATE
REAR GARDEN



ALLOCATED
PARKING

MOUNTSORREL | LEICESTERSHIRE

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SHEPHERD & WHITE

ESTATE & LETTING AGENTS

PEOPLE | PROPERTY | LIFESTYLE

THE JOURNEY HOME

MORE
THAN A HOUSE...
A LIFESTYLE.



*“A private garden
to relax, entertain
and enjoy.”*



*“A wonderful
setting to call home.”*



PRIVATE &
ESTABLISHED GARDEN



ATTRACTIVE
ESTATE SETTING



PEACEFUL
SURROUNDINGS



IDEAL FOR
MODERN LIVING



A GREAT
PLACE TO CALL HOME

MOUNTSORREL | LEICESTERSHIRE

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SHEPHERD & WHITE

— ESTATE & LETTING AGENTS —

PEOPLE PROPERTY PLACES POSSIBILITIES

MOUNTSORREL, LEICESTER

VILLAGE LIFE, A BRIGHTER TOMORROW.

A welcoming village with green open spaces, mature trees and a strong sense of community — with Loughborough just an easy reach away.

A STRONGER
COMMUNITY
A BRIGHTER
TOMORROW



GREEN
OPEN SPACES
Parks, trees and
room to thrive



A WELCOMING
COMMUNITY
Friendly, vibrant
village life



VILLAGE
CHARACTER
Charming surroundings
and a real sense of place



EASY REACH OF
LOUGHBOROUGH
Great connections
for work and leisure

SHEPHERDANDWHITE.CO.UK

ONE HOME. ONE AGENT. ONE JOURNEY.

Set within a popular residential setting in the sought-after village of Mountsorrel, this beautifully presented two-bedroom home offers a relaxed combination of space, comfort and everyday practicality.

From the welcoming living room to the sociable kitchen/dining room, with its direct connection to the private rear garden, the home has been thoughtfully arranged for modern life.

Two generous double bedrooms, a contemporary family bathroom, allocated parking and an established garden complete a property that is ready to move into and enjoy.

Whether this is your first step onto the property ladder, a simpler home for the next chapter, or an investment opportunity, there is an appealing sense of balance here.

A place to settle. A place to enjoy. A place to call home.

LOUNGE

18' 2" x 9' 4" (5.55m x 2.87m)

At the heart of the home, this generous reception room provides a comfortable and welcoming space in which to relax, unwind and spend time together. Filled with natural light, it has an easy sense of warmth and space, with plenty of room for substantial furniture and flexible seating arrangements.

Whether enjoying a quiet evening at home, entertaining friends or simply making the most of everyday family life, this is a versatile room designed around how you actually live - a natural gathering place within the home.

FITTED DINING KITCHEN

12' 7" x 7' 10" (3.86m x 2.41m)

Positioned to the rear of the home, the kitchen and dining space is perfectly suited to modern everyday living, combining practicality with a relaxed and sociable feel. The contemporary kitchen provides excellent storage and preparation space, while the adjoining dining area offers plenty of room for family meals and entertaining.

With direct access to the garden, the space naturally extends outdoors during the warmer months, creating an easy connection between the home and garden. Whether enjoying a morning coffee, preparing a family meal or hosting friends, this is a space that works beautifully around the rhythm of everyday life - and one that feels very much at the heart of the home.

UPSTAIRS

Approached from a central landing are two bedrooms and the family bathroom

BEDROOM ONE

12' 7" x 11' 6" (3.86m x 3.53m)

A generous and beautifully presented bedroom, offering a peaceful retreat away from the main living spaces. Filled with natural light, there is ample room for a comfortable double bed, wardrobes and additional furniture, while the well-proportioned layout creates an easy sense of space and calm.

A room designed for switching off at the end of the day - comfortable, tranquil and entirely your own.

BEDROOM TWO

12' 7" x 8' 1" (3.86m x 2.47m)

A generous and naturally bright bedroom offering a versatile space with plenty of room to create a comfortable and relaxing retreat. The neutral décor and soft grey carpeting provide an easy backdrop for personal style, while the large window brings in plenty of natural light.

There is ample space for a double bed, wardrobes and additional bedroom furniture, with the generous floor area giving the room a wonderfully open feel. A calm and adaptable space, ready to become your own.

BATHROOM

A bright and contemporary family bathroom, thoughtfully designed to combine everyday practicality with a clean, modern feel. The white suite sits beautifully against the soft grey wall tiling, while the wood-effect flooring adds warmth and texture to the space.

Natural light floods in through the window, creating a fresh and airy atmosphere, with the full-length bath providing the perfect place to unwind at the end of the day. A well-presented bathroom that feels both practical and inviting - equally suited to busy mornings and more relaxed evenings

GARDEN & OUTSIDE SPACE

The property enjoys a particularly attractive rear garden, offering a private and established outdoor space with a lovely sense of greenery. A well-maintained lawn provides a generous central area, bordered by mature planting, colourful flowers and established shrubs, creating a peaceful setting for relaxing and enjoying the garden.

A series of stepping stones leads through the lawn towards the rear boundary, while the paved seating area provides a natural spot for morning coffee, summer lunches or simply enjoying the garden. The established planting and enclosed boundaries give the space a wonderfully private feel - an extension of the home that can be enjoyed throughout the warmer months.

To the front, the property forms part of an attractive modern development, with a neat paved approach, private parking and well-maintained communal surroundings. The traditional red-brick elevations, contrasting black detailing and individual front gardens give the development a smart and welcoming appearance.

A practical and well-presented approach that combines everyday convenience with the attractive character of a well-established residential setting.

NOTES

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Consumer Protection Legislation - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

Anti Money Laundering - Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

INFORMATION:

Charnwood Borough Council: Band B

EPC: B

Flooding:

Surface Water...High

River & Sea...Very Low

10 Irons Close

Mountsorrel

A well-presented and versatile home situated in a popular and convenient Mountsorrel location, offering excellent living space arranged over two floors.

With a generous lounge, fitted kitchen, two good-sized bedrooms and a family bathroom, this property is ideal for first time buyers, downsizers or investors alike.



2 BEDROOMS



SPACIOUS LOUNGE



FAMILY BATHROOM

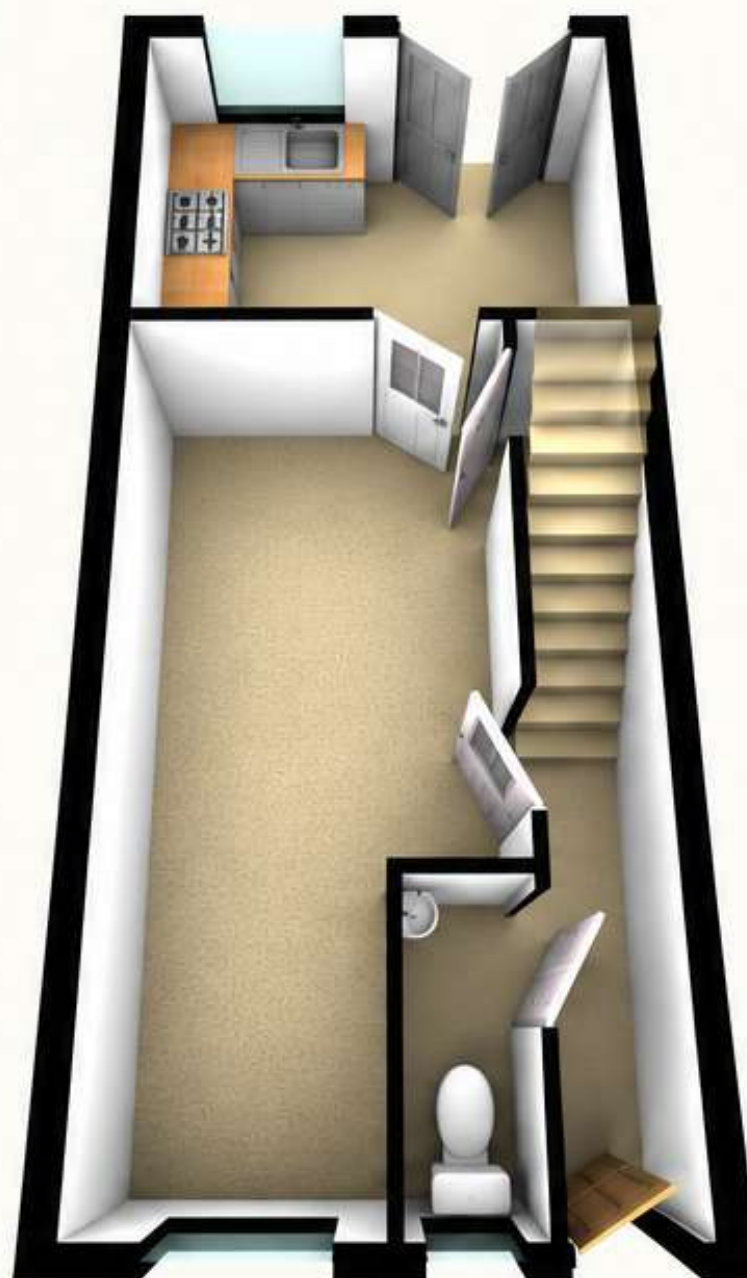


POPULAR MOUNTSORREL LOCATION

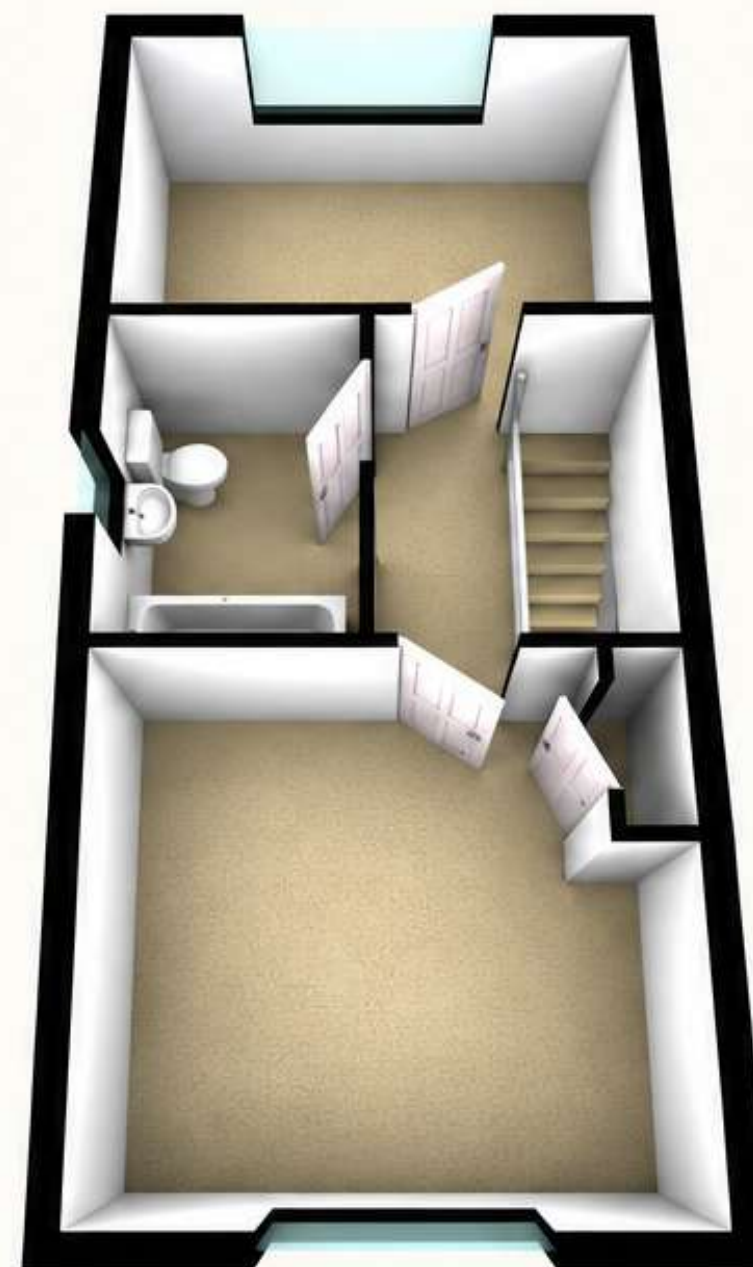


IDEAL FOR FIRST TIME BUYERS
OR INVESTORS

Ground Floor



First Floor



*“A lovely home
in a sought-after
Leicestershire
village.”*



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ANTI-MONEY LAUNDERING

In accordance with current Anti-Money Laundering Regulations, all prospective purchasers will be required to complete identity verification before a sale can proceed. This will include the provision of valid photographic identification and proof of address, together with information confirming the source of funds where applicable. Shepherd & White works in accordance with UK legislation to ensure compliance and to help facilitate a smooth transaction for all parties.



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LEICESTER
01163 666326



COALVILLE



ASHBY-DE-LA-ZOUCH
01530 231859



CHARNWOOD FOREST VILLAGES

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

England & Wales

EU Directive
2002/91/EC



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your needs and tailor our advice,
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