



- FOUR BEDROOM DETACHED HOUSE
- DOUBLE GARAGE
- ENVIABLE LOCATION
- POTENTIAL TO DEVELOP FURTHER
- AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN
- CATCHMENT FOR RAWLINS & ST BARHOLOMEW SCHOOLS
- COUNCIL TAX BAND - E

Offers over £499,950

<https://www.judgeestateagents.co.uk>



This detached home offers spacious accommodation ready for the next purchaser to add their own touch to. Situated upon a generous plot that gives this lovely home great potential whilst also residing upon a highly favourable part of this sought after village there is the added bonus of NO UPWARD CHAIN. Briefly the property benefits from an Entrance Porch, Entrance Hall, WC, Living/Dining Room, Conservatory, Kitchen/Breakfast, First Floor Landing, Four Bedrooms and a Shower Room. There is a good sized and well maintained rear garden and from the front there is ample off road parking that leads to a Double Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

Having a door accessing through to:

ENTRANCE HALL

There are returning stairs leading to the first floor landing, under stairs cupboard, radiator, power point and doors to:

WC

Comprising a low level WC, Wash hand basin as well as a Window to the front aspect.

LIVING/DINING ROOM

22'9 x 12'3 (6.93m x 3.73m)

Benefiting from a window to the front aspect, radiator, power points, feature fire surround, TV point and Conservatory doors to:

CONSERVATORY

11'11 x 11'10 (3.63m x 3.61m)

With windows to the rear and side aspects, power points and patio doors to the rear garden.

KITCHEN/BREAKFAST

15'1 x 9'7 (4.60m x 2.92m)

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, grill and hob, power points, window to the rear aspect and door to the side aspect leading to the rear garden.

FIRST FLOOR LANDING

There is a window to the side aspect, power point and doors leading to:

BEDROOM

12'11 x 10' (3.94m x 3.05m)

Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

BEDROOM

12'3 x 9'3 (3.73m x 2.82m)

Having a window to the front aspect, radiator and power points.

BEDROOM

9'7 x 7'9 (2.92m x 2.36m)

Having a window to the rear aspect, radiator, power points and built in cupboard.





BEDROOM

9'6 x 7'1 maximum (2.90m x 2.16m maximum)

Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Radiator and a Window to the front aspect.

REAR GARDEN

A good size, South/East facing rear garden with patio and shed that then leads to a mainly laid to lawn garden with a variety of shrubs.

PARKING

Having ample brick paved driveway that leads to:

DOUBLE GARAGE

18'3 x 14'4 (5.56m x 4.37m)

Benefiting from an electric door and the facilities of both power and lighting.



QUORN VILLAGE

This sought after village is ideally placed for access to the University town of Loughborough with its fine range of amenities and renowned Endowed Schools, University and Colleges as well as a wide range of shopping and recreational pursuits. Quorn is also well placed for access to the cities of Leicester, Nottingham and Derby and the village itself has a thriving centre with numerous shops, pubs and restaurants as well as reputable schooling.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

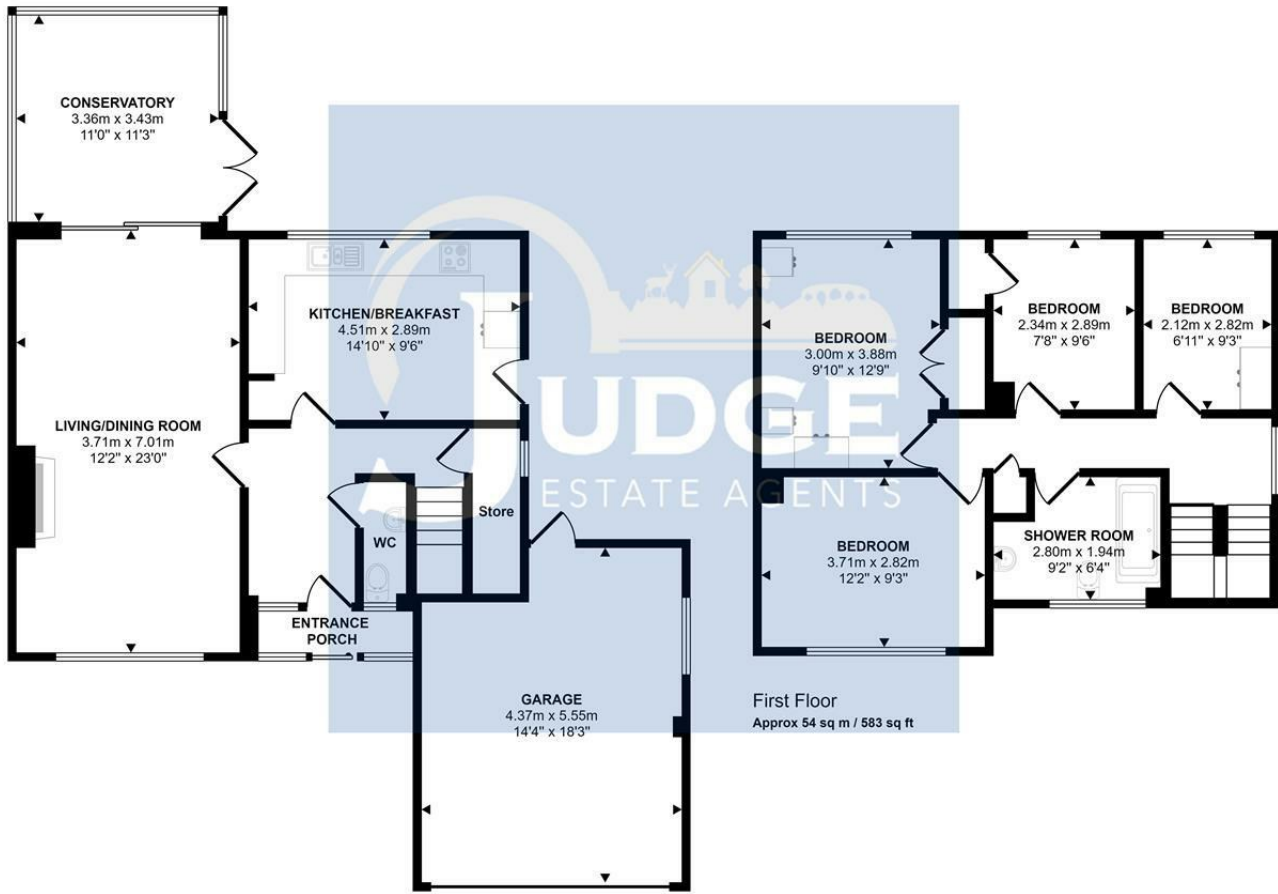
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your



Approx Gross Internal Area
145 sq m / 1560 sq ft



Ground Floor
Approx 91 sq m / 977 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ
0116 236 7000 | sales@judgeestateagents.co.uk
<https://www.judgeestateagents.co.uk>