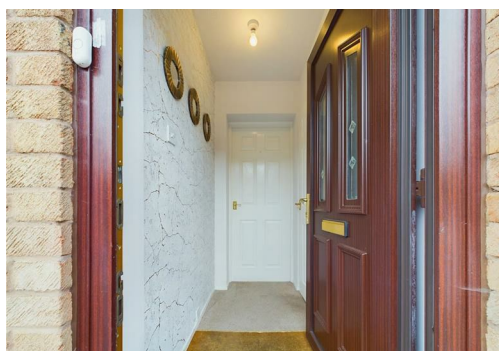


NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



Kelcey Road, Quorn, Leicestershire LE12 8UU

£369,950

Welcome to Kelcey Road, Quorn - a charming location for this delightful detached house that boasts 2 reception rooms and 4 bedrooms(flexible accommodation) , offering ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by the warm and inviting atmosphere of this lovely property. The 2 reception rooms provide flexibility for both formal gatherings and casual relaxation, ensuring there's a space for every occasion.

With 3/4 bedrooms on offer with flexible accommodation, there's plenty of room for everyone to have their own sanctuary. Whether you're looking for a peaceful retreat after a long day or a cozy space to unwind on the weekends, this house has it all.

While there is 1 bathroom, it is well-appointed and provides all the necessary amenities for your daily routines. The layout of the house ensures convenience and comfort for you and your family.

Located in the desirable area of Quorn, this property offers not just a house, but a home where cherished memories can be made. The detached nature of the house provides privacy and a sense of exclusivity that is hard to come by.

Don't miss out on the opportunity to make this house your own and enjoy the best of what Kelcey Road has to offer. Book a viewing today and step into your future home!

Kelcey Road, Quorn, Leicestershire LE12 8UU

Entrance Hall



Upvc door to the front

Cloaks

Low level wc, wash hand basin, radiator, upvc window to front.

Lounge



Upvc window to front, two radiators, feature fireplace and gas fire.

Study/ Bedroom 4



Upvc window to the front, laminate floor.

Separate Dining Room



Upvc window to rear radiator, cupboard under stairs.

Breakfast Kitchen



with an extensive range of fitted cupboards and worktops. single drainer sink, plumbing for a dishwasher and washing machine. Range cooker with 5 burner hob and electric hob.

Utility cupboard

Tumble dryer vent

Family Room



An open plan room off the kitchen with upvc doors and windows to the garden and radiator.

First Floor

Kelcey Road, Quorn, Leicestershire LE12 8UU

Landing



Radiator, loft access which is part boarded and has a loft ladder. Built in airing cupboard and upvc window to side.

Bedroom 2



Upvc window to front and radiator.

Bedroom 1



Two upvc windows to the rear. Extensive fitted wardrobes and radiator.

Bedroom 3



Upvc window to front and radiator.

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Refitted family Bathroom



3 piece suite comprising panelled bath with mains rain shower over, low level wc, and vanity wash hand basin, shaver point and Upvc window to side, tiled floor and part tiled walls.

Outside

Driveway

parking to front for 3 vehicles. Side personal gate to rear garden

Southerly facing Rear Garden



Predominantly laid to lawn with patio area flowering and shrub borders, large shed, outside tap and light.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : D

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

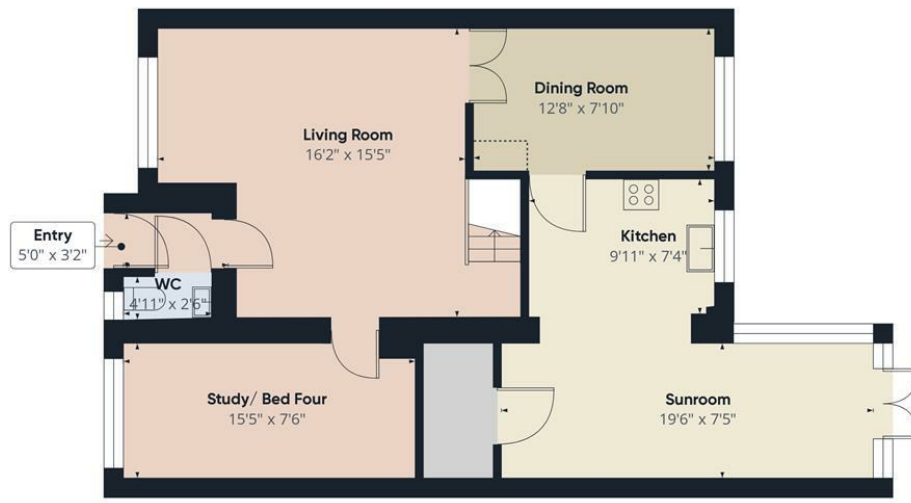
General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Floor 0



Floor 1

Approximate total area

866.17 ft²

Reduced headroom

5.6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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