



Buddon Lane, Quorn, Leicestershire LE12 8AA

£1,100,000

An impressive detached bungalow. A rarity on the market with a mature landscaped plot of .48 of an acre within one of Leicestershires premier roads!

No upward chain with this individually constructed home built by a Master Builder to a high specification.

Gas centrally heated accommodation, with Upvc double glazing, this bungalow exudes class and demands an internal viewing whilst enjoying the most fabulous southerly facing garden. The further potential for development looks to be a great opportunity subject to the usual planning consents and permissions.

Entrance porch, hallway, flexible accommodation with 4 bedrooms or 3 bedrooms and a study, ensuite and family bathrooms, Superb Lounge, separate dining room, high specification fitted kitchen built by David Attenborough, Miele appliances and a utility room.

Electric gates give access to a huge driveway and double garage along with a double car port.

Beautiful landscaped southerly facing rear garden backing onto a protected nature reserve.

Viewing strongly advised!

Buddon Lane, Quorn, Leicestershire LE12 8AA

Entrance Porch



Tiled floor and Upvc dor to the front.

Spacious Hallway

2 radiators loft access and built in airing cupboard

Lounge



2 Upvc window to side, 2 radiators, french patio doors to rear, minster sandstone fireplace and feature gas fire.

Separate Dining Room



Upvc french door to rear and radiator.

High Specification Kitchen



Bespoke handcrafted kitchen by David Attenborough with an extensive range of fitted cupboards and granite worktops, tiled floor, built in neff fridge, Miele dishwasher, neff microwave and

oven, fitted neff freezer, 5 burner neff hob and extractor hood. Franke sink unit with inkserator hot water tap and filtered cold water, upvc window to rear and door to rear.

Utility Room



Miele washer and dryer tiled floor, worcester central heating boiler Upvc window to front David Attenborough bespoke fitted cupboards and granite worktops, Franke sink and radiator.

Bedroom 1



Upvc window to front, quality fitted wardrobes and cupboards and radiator.

Buddon Lane, Quorn, Leicestershire LE12 8AA

En - Suite



separate shower cubicle, bidet, low level wc, 2 vanity wash hand basins, towel radiator, radiator, upvc window to the side, extractor fan, shaver point, tiled floor and walls.

Bedroom 3



Upvc window to the side, fitted wardrobes, wood laminate floor.

Bedroom 2



Upvc window to the front, fitted wardrobes and radiator.

Family Bathroom



Panelled bath, separate shower cubicle with mira shower, bidet, low level wc, pedestal wash hand basin, radiator, tiled floor and walls, towel radiator.

Buddon Lane, Quorn, Leicestershire LE12 8AA

Bedroom 4 / Study



Upvc window to front, radiator, fitted desk and drawers and high level cupboards.

Outside



A particular feature of this property is the magnificent mature plot extending to .48 of an acre within this prime location.

Front Garden



Approached via electric gates, through to a long gravelled driveway providing extensive parking. Large felt and timber shed.

Large Double Garage

with power and light, loft storage and electric roller doors.

Double width Car Port



providing space for two vehicles, outside tap and lights

Southerly Facing Rear Garden



A beautifully landscaped rear garden, mature trees, extensive lawn, large patio area with pagolla, mature flowering and shrub borders, backing on to a small stream and a protected Nature Reserve. 3 Felt and timber sheds.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : G

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.

Buddon Lane, Quorn, Leicestershire LE12 8AA

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.





Approximate total area⁽¹⁾
1753.44 ft²

(1) Excluding balconies and terraces

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.

GIRAFFE360

