



Beardsley Road

Quorn

- Four bedroom detached family home
- Carefully extended to maximise space
- Dual-aspect lounge/dining room
- Modern kitchen with a host of storage
- Separate snug offering versatile living space
- Four sizeable bedrooms and a family bath
- Ample off-road parking and an integral garage
- Sought after location in the village of Quorn
- EPC Rating TBC / Council Tax Band C / Freehold

Nestled in the charming village of Quorn, this property presents an exceptional opportunity for those seeking a delightful family home. This inviting house is situated in a peaceful neighbourhood, offering a perfect blend of tranquillity and community spirit.

Quorn is renowned for its picturesque surroundings and rich history, making it an ideal location for families and individuals alike. The property boasts easy access to local amenities, including shops, schools, and recreational facilities, ensuring that all your daily needs are within reach. The nearby countryside provides ample opportunities for outdoor activities, perfect for those who enjoy nature walks or cycling.

The house itself is designed with comfort and practicality in mind. With spacious living areas, it offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining.





General Description:

Alexanders offer to the market this superb detached four bedroom family home, situated within a quiet cul-de-sac on a lakeside development in the ever popular village of Quorn.

This wonderful family home is offered to the open market for the first time in 40 years, since owned the property has been lovingly maintained both internally and externally.

Accommodation:

The property has been thoughtfully extended by the current owners, now boasting four bedrooms and the family bathroom to the first floor, with accommodation on the ground floor to comprise; entrance hall with storage cupboard, an open plan living/dining room, kitchen, garden room and wc.

Gardens and land:

The property sits on a generous plot with large established front gardens, block paved driveway providing parking for three vehicles and access to the integrated garage. To the rear of the property are idyllic and whimsical gardens, a large pond with beautifully stocked borders and patio area to surround.



Location:

This highly regarded thriving village lies between Leicester and Loughborough on the edge of the Charnwood Forest. There is a wonderful community spirit and a full host of amenities to include independent shops, eateries and pubs, with the area also known for its excellent reputation for local schooling.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band C.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.





Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

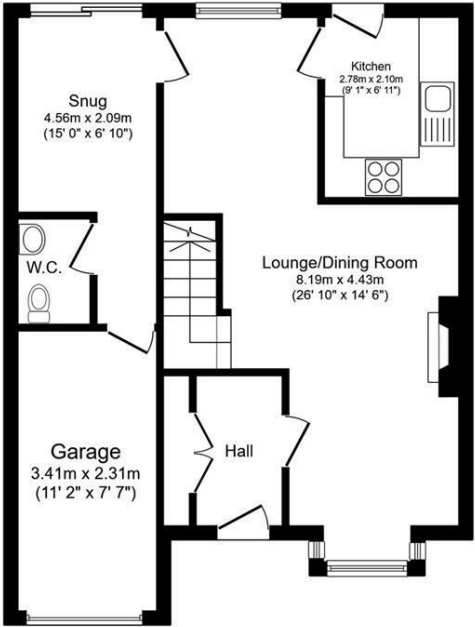
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Money Laundering:

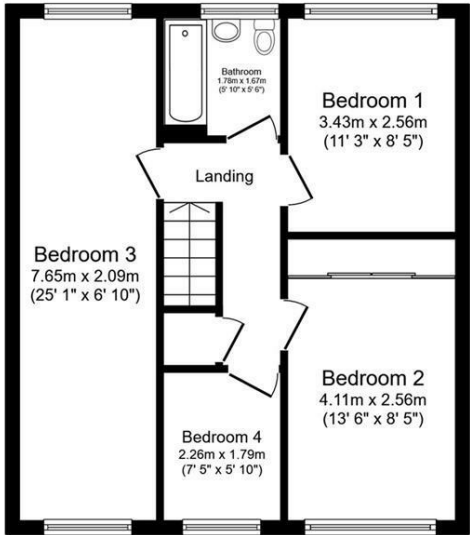
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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

General Note:

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Ground Floor
Floor area 54.2 sq.m. (583 sq.ft.)



First Floor
Floor area 50.8 sq.m. (547 sq.ft.)

Total floor area: 105.0 sq.m. (1,130 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	77
(39-54) E		
(21-38) F		





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