



Mansfield Avenue, Quorn, LE12 8BD



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

MODERN 4 BEDROOM DETACHED HOUSE SITUATED AT THE VERY END OF THIS EXCLUSIVE CUL DE SAC CLOSE TO THE CENTRE OF THIS HIGHLY SOUGHT AFTER CHARNWOOD VILLAGE.

This modern 4 bedroom detached house was built by Bryant Homes in 1995 and has only had one owner since new and would now benefit from some internal refitting. The accommodation has gas central heating and sealed unit double glazing set into timber frames. It includes entrance hall, cloakroom/w.c., lounge, dining room, fitted kitchen and utility room. First floor landing, master bedroom with en suite shower room, 3 further bedrooms and family bathroom. Outside offers a front garden with driveway/off road parking leading to a single garage and to the rear is a private part walled garden.

This property would make a great family home for buyers to remodel and upgrade to their own taste situated in one of the areas most sought after villages which offers good schooling, shopping facilities and and leisure.

No upward chain.





Key Features

- MODERN 4 BEDROOM DETACHED FAMILY HOME
- BUILT BY BRYANT HOMES IN 1995
- SOME INTERNAL UPGRADING REQUIRED
- GAS CENTRAL HEATING, SEALED UNIT D/G SET INTO TIMBER FRAMES
- HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN AND UTILITY ROOM
- LANDING, MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- FRONT GARDEN, DRIVEWAY AND SINGLE GARAGE
- PRIVATE PART WALLED REAR GARDEN
- NO UPWARD CHAIN

Guide Price
£429,950

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 Words location:- snatched.elaborate.haunt

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/W.C.

LOUNGE

13'5" x 13'11" max (4.09m x 4.24m max)

DINING ROOM

9'7" x 9' (2.92m x 2.74m)

KITCHEN

11'11" x 9'7" (3.63m x 2.92m)

UTILITY ROOM

4'10" x 6'11" (1.47m x 2.11m)

FIRST FLOOR LANDING

MASTER BEDROOM

12' x 11'11" (plus wardrobes) (3.66m x 3.63m (plus wardrobes))

EN SUITE SHOWER ROOM

4'10" x 6'9" (1.47m x 2.06m)

BEDROOM 2

9'10" x 9'8" (plus wardrobes) (3.00m x 2.95m (plus wardrobes))

BEDROOM 3

9'5" x 8'5" (2.87m x 2.57m)

BEDROOM 4

11'5" x 6'9" (3.48m x 2.06m)

BATHROOM

6'10" x 6'2" (2.08m x 1.88m)

OUTSIDE





FRONT GARDEN

Lawn and shrub/flower beds, driveway leading to garage.

SINGLE GARAGE

16'6" x 8'4" (5.03m x 2.54m)

With up and over door to front, door to rear, power and lighting.

PRIVATE REAR GARDEN

Part walled garden with lawn, patio and shrub beds. outside tap and lighting.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Surveys

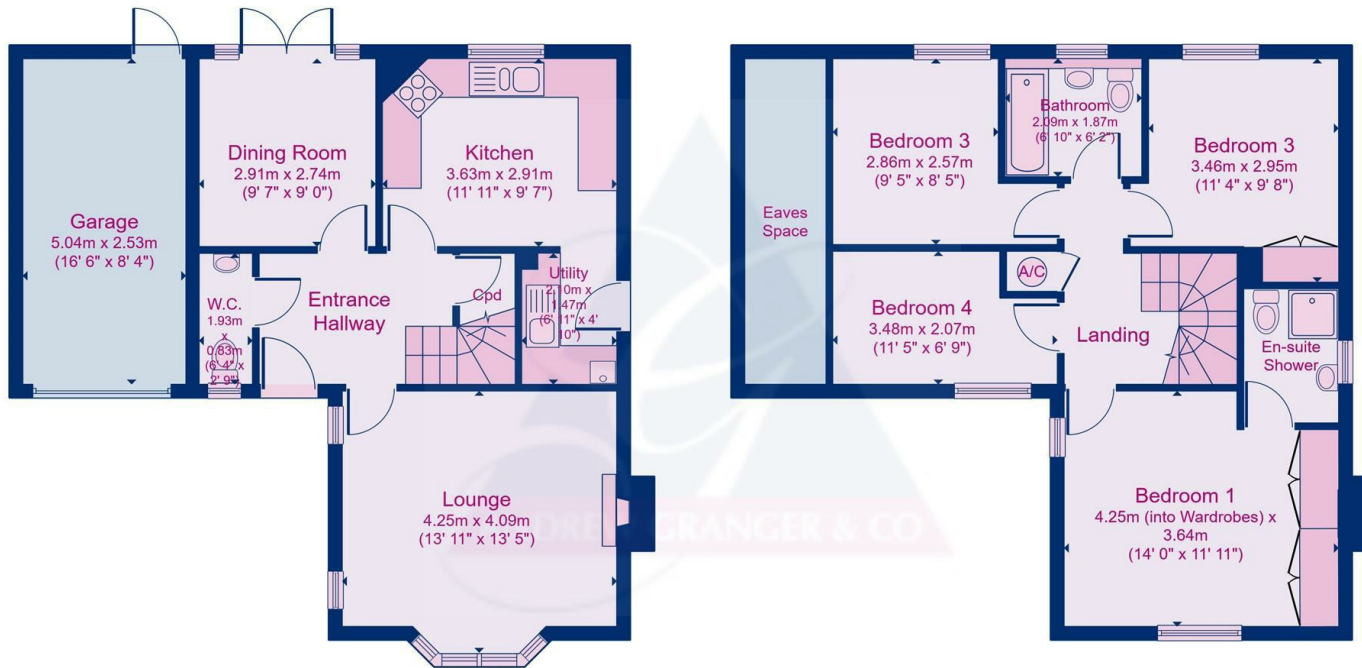
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan



Ground Floor
 Floor area 49.5 sq.m. (533 sq.ft.) approx (excluding Garage)

First Floor
 Floor area 55.7 sq.m. (600 sq.ft.) approx (Excluding Eaves Space)

Floor plans are for identification purposes only. All measurements are approximate.
 Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
 Charnwood Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Loughborough office on 01509 235534



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