



Sutton Close, Quorn, LE12 8GA



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

# Property Description

A WELL PROPORTIONED 2 BEDROOM RETIREMENT BUNGALOW SITUATED ON THIS EXCLUSIVE SOUGHT AFTER RETIREMENT DEVELOPMENT FOR THE OVER 55's WITHIN THE WELL SERVED VILLAGE OF QUORN. GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING,

This spacious retirement bungalow is situated on this exclusive development in a convenient location within the highly sought after village of Quorn. The property has gas central heating and UPVC double glazing and includes entrance porch, hall, lounge/dining room, breakfast kitchen with pantry, bathroom and separate w.c. 2 double bedrooms overlooking the rear garden. There are communal gardens and grounds and the bungalow has its own patio area to the rear. Single parking space.

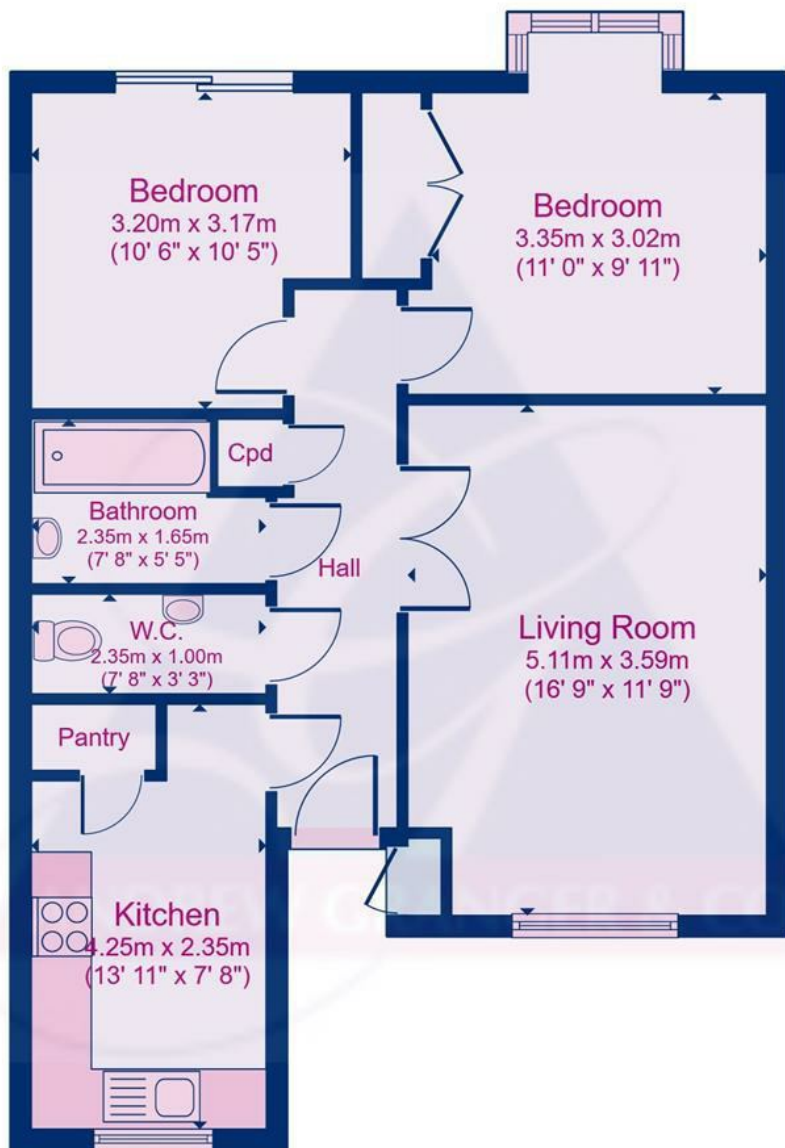
The property is leasehold and there is a service charge which covers the maintenance of the grounds and the external maintenance of the bungalow, boiler servicing, window cleaning and buildings insurance, there is also a residents lounge complete with wash room/laundry and site managers office. There are many organised weekly and monthly activities available to residents.

Lease 99 years from 10.11.1995, service charge per month £230.00

Please be advised that the scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.







### Ground Floor

Floor area 64.7 sq.m. (696 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
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## Key Features

- SPACIOUS RETIREMENT BUNGALOW FOR OVER 55's
- EXCLUSIVE DEVELOPMENT WITHIN THE SOUGHT AFTER VILLAGE OF QUORN
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- PORCH, HALL, LOUNGE/DINING ROOM
- BREAKFAST KITCHEN WITH PANTRY
- BATHROOM AND SEPARATE W.C.
- 2 DOUBLE BEDROOMS
- DEDICATED PARKING SPACE
- COMMUNAL GRONDS, RESIDENTS LOUNGE
- NO CHAIN

**Guide Price**  
**£229,950**

EPC Rating - C

Tenure - Leasehold

Council Tax Band - C

Local Authority -  
Charnwood Borough Council