



Ellis Close, Quorn, LE12 8SH

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
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Property Description

Andrew Granger & Co are pleased to offer this well positioned 4 bedroom detached home situated at the end of a cul de sac within the highly sought after village of Quorn. The property has gas central heating and includes entrance hall, cloakroom/w.c., lounge with bay window, separate dining room, study, fitted breakfast kitchen and utility room, master bedroom with en suite shower room, 3 further bedrooms and family bathroom.

Outside, the property offers a driveway leading to a detached DOUBLE GARAGE. There is a good sized front garden and a private unoverlooked rear garden.

This delightful property comes to the market for the first time since it was built by William Davis Homes. The design is called The Rufford and offers well laid out family living space. There is the potential to alter or reconfigure the layout to suit different purchasers' needs and requirements.

The property is offered with no upward chain.





Key Features

- DELIGHTFUL DETACHED FAMILY HOME
- CUL DE SAC LOCATION WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE
- GAS CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING WITHIN TIMBER WINDOWS
- ENTRANCE HALL, CLOAKROOM/ W.C. STUDY
- LOUNGE WITH BAY WINDOW, SEPARATE DINING ROOM
- FITTED BREAKFAST KITCHEN, UTILITY ROOM
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY AND DETACHED DOUBLE GARAGE
- GOOD SIZE FRONT AND REAR GARDENS

**Offers In The Region
Of
£460,000**

VIEWINGS & DIRECTIONS

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

What 3 words location:- dreamer.strapped.quaking

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With window and door to front, staircase to first floor, radiator.

CLOAKROOM/W.C.

With window to side, w.c. and wash basin.

STUDY

7'5" x 7'3" (2.26m x 2.21m)

With window to front and radiator.

LOUNGE

14'8" plus bay x 11'4" (1.42m plus bay x 3.45m)

With bay window to front, Stone fire surround, gas fire (not in working order), radiator, double doors to dining room.

DINING ROOM

11'4" x 11'1" (3.45m x 3.38m)

With patio doors to rear garden, radiator, door to kitchen.

BREAKFAST KITCHEN

14'11" max x 14' 2" max (4.55m max x 4.27m 0.61m max)

With window to rear, range of fitted base and wall units with work surfaces, textured sink top, electric hob (partially working), electric double oven, space for appliances, tiled splashbacks, radiator, door to utility room.

UTILITY ROOM

5'4" x 7'9" (1.63m x 2.36m)

With door to rear garden, fitted units, work surfaces, plumbing and space for washing machine, central heating boiler.

FIRST FLOOR LANDING

With window to front, radiator, airing cupboard with hot water cylinder.

MASTER BEDROOM

14'8" x 11'7" (4.47m x 3.53m)

With window to rear and radiator, door to en suite.

EN SUITE SHOWER ROOM

With window to rear, suite comprising w.c., wash basin and shower cubicle, electric shower, tiled splashbacks and radiator.

BEDROOM 2

11'7" x 11'1" (3.53m x 3.38m)

With window to front and radiator.





BEDROOM 3

9'6" x 8'4" (2.90m x 2.54m)

With window to rear and radiator.

BEDROOM 4

8'5" x 6'11" (2.57m x 2.11m)

With window to front and radiator.

BATHROOM

With window to side, suite comprising w.c., wash basin and bath, tiled splashbacks and radiator.

OUTSIDE

DETACHED DOUBLE GARAGE

15'7" x 15'3" (4.75m x 4.65m)

With electric up & over door (not currently working) to front, side access door, power and lighting.

FRONT GARDEN

With tarmac driveway leading to the garage, fenced front garden with lawns and well stocked shrub and flower beds, foot path to front door and gated side access to the rear garden.

REAR GARDEN

A private rear garden which is unoverlooked from the rear, with patio area, lawm, flower and shrub beds, garden shed.

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.

Conveyancing

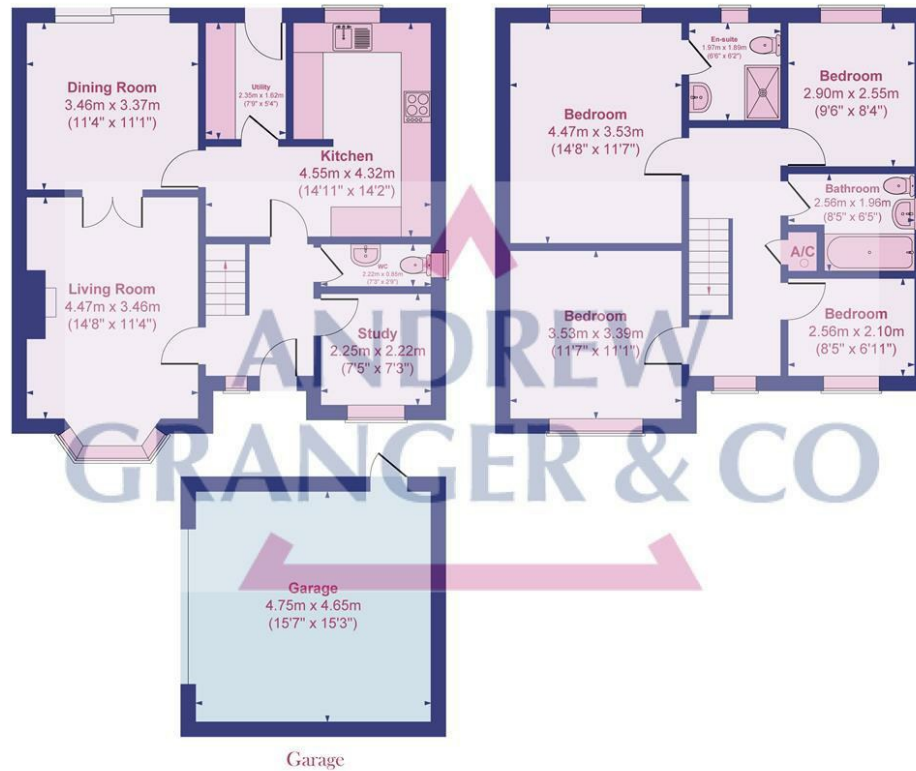
We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.





Floorplan

Approximate Gross Internal Area
124.4 sq. m. (1339 sq. ft.)
Garage At 22.0 sq. m. (237 sq. ft.)
Total 146.4 sq. m. (1576 sq. ft.)



EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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

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