



Mansfield Avenue Quorn LE12 8BD





Key Features

- SUPERB 6 BEDROOM DETACHED HOUSE
 - GAS CENTRAL HEATING, UPVC D/G WINDOWS, PV SOLAR PANELS
 - SITUATED CLOSE TO SOUGHT AFTER VILLAGE CENTRE AND SCHOOLS
 - HALL, CLOAKROOM/W.C. STUDY
- LOUNGE, DINING ROOM, FITTED KITCHEN, UTILITY ROOM
- FIRST FLOOR LANDING, MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS AND BATHROOM
- SECOND FLOOR 2 FURTHER BEDROOMS AND SHOWER ROOM
 - FRONT AND REAR GARDENS
- DRIVEWAY LEADING TO DETACHED DOUBLE GARAGE.



The Property

An extremely spacious extended 6-bedroom detached family home situated in an exclusive cul de sac close to the sought-after village centre of Quorn. The property is conveniently located for all local schooling and village centre amenities, which are all within walking distance. The accommodation has gas central heating and UPVC double glazed windows, as well as photovoltaic solar panels and includes entrance hall, cloakroom/w.c., study/sitting room, lounge, dining room, fitted breakfast kitchen, utility room. To the first floor are 4 bedrooms, en suite shower room and main bathroom and to the second floor are 2 further bedrooms and shower room.

Outside offers a front garden and driveway leading to a detached double garage, whilst to the rear is a good sized landscaped rear garden.



VIEWINGS & DIRECTIONS

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

What 3 words location:- serious.occur.before

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With door and window to front, radiator.

CLOAKROOM/W.C.

With suite comprising w.c. and wash basin.

STUDY

With 2 windows to front, radiator, double doors to hall.

LOUNGE

With patio doors to rear leading to the garden, stylish oak fire surround with log burning stove, 2 radiators, archway to dining room.

DINING ROOM

With 2 windows to front, radiator.

BREAKFAST KITCHEN

With window to rear and Velux rooflight, extensive range of fitted base and wall units, work surfaces, stainless steel sink top, gas powered 'Range Style' cooker with extractor canopy above, space for tall fridge freezer, plumbing and space for dishwasher, corner shelving units, attractive tiled splashbacks, tiled flooring, radiator, space for dining table and chairs.

UTILITY ROOM

With window to rear and door to side, fitted units, work surface with stainless steel sink top, space for appliances, central heating boiler, tiled floor, radiator.

FIRST FLOOR LANDING

With window to front, airing cupboard with hot water cylinder, staircase to second floor.

BEDROOM 1

With 2 windows to rear, radiator and fitted wardrobes.

EN SUITE SHOWER ROOM

With window to rear, w.c., wash basin and shower cubicle, part tiled walls, towel rail.

BEDROOM 2

With windows to front and side, radiator and fitted wardrobes.

BEDROOM 3

With window to front, radiator and fitted wardrobes.

BEDROOM 4

With window to front, radiator, fitted cupboards and desk.

FAMILY BATHROOM

With window to rear, w.c., wash basin, shower bath with shower over, tiled splashbacks.

SECOND FLOOR LANDING

With Velux rooflight and built in airing cupboard with fitted radiator.





BEDROOM 5

With dormer window to rear and Velux rooflight to front, radiator, fitted cupboards and access to roof space.

SHOWER ROOM

With dormer window to rear, w.c., wash basin and shower cubicle, tiled splashbacks, towel rail.

BEDROOM 6

With dormer window to rear and Velux rooflight to front, radiator, access to loft space.

OUTSIDE

Lawned front garden with shrub beds, driveway leading to the double garage, gated access to side garden area which in turn leads to the rear garden with patio area, lawns, flower and shrub, raised beds, garden shed.

DETACHED DOUBLE GARAGE

Double electric up and over door to front, door to side, loft storage space.

EPC

EPC Band C

COUNCIL TAX

Charnwood Borough Council Band E

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

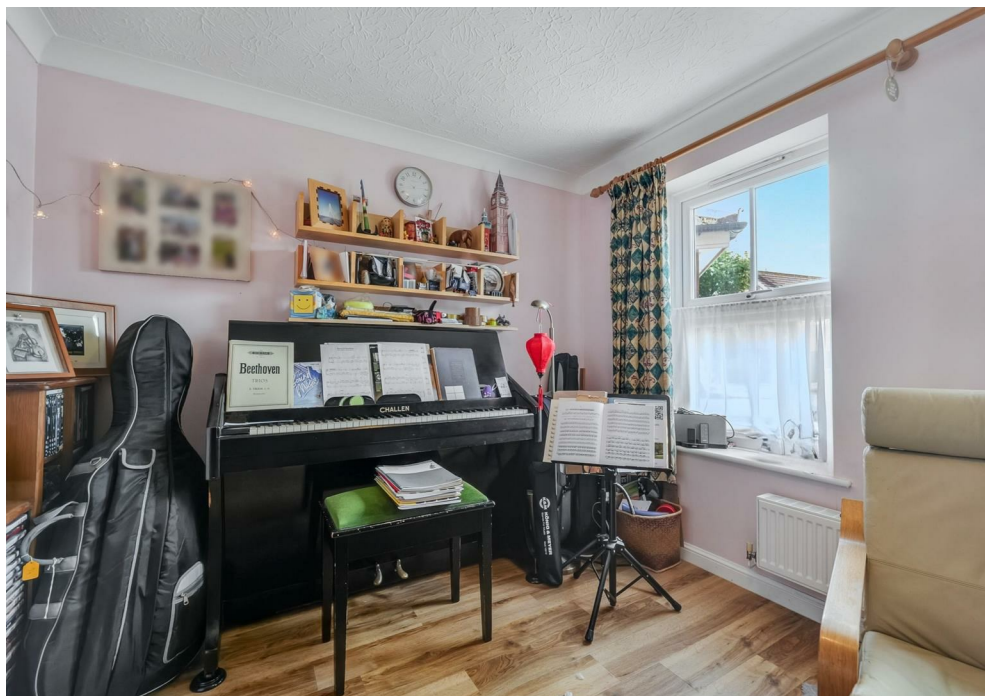
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

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.





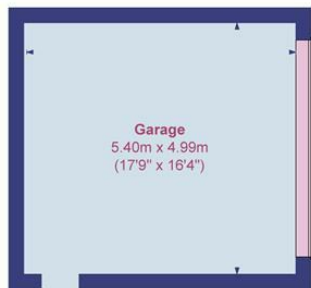






Floorplan

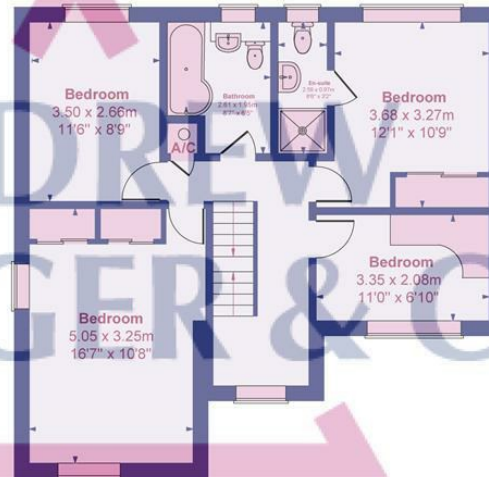
Approximate Gross Internal Area
175.1 sq. m. (1884 sq. ft.)
Garage At 26.9 sq. m. (290 sq. ft.)
Total 202.0 sq. m. (2175 sq. ft.)



Garage
Garage area 26.9 sq.m. (290 sq.ft.) approx



Ground Floor
Floor area 76.5 sq.m. (823 sq.ft.) approx



First Floor
Floor area 66.3 sq.m. (714 sq.ft.) approx



Second Floor
Floor area 32.3 sq.m. (348 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



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


**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS