



Barrow Road, Quorn, LE12 8DH

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY**
KNIGHT

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Property Description

This detached chalet bungalow is situated in a private tucked away position at the end of a long driveway and stands on a good sized mature plot. Ideally located for access to the village centre amenities and local schools, yet extremely private and hidden away. The property has gas central heating and UPVC double glazed windows and includes entrance porch, hallway, L-shaped lounge/dining room, fitted kitchen, utility area and side porch, ground floor double bedroom, large bathroom/wet room. To the first floor are 2 further double bedrooms and a shower room.

Outside offers delightful garden to all sides offering a great level of privacy, there is a long driveway from Barrow road leading to a parking area and a large brick built workshop and garage.

The property is offered with no upward chain.





Key Features

- DETACHED CHALET BUNGALOW
- PRIVATE TUCKED AWAY POSITION WITHIN EASY REACH OF THE VILLAGE CENTRE AND SCHOOLS
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS
- ENTRANCE PORCH, HALL, L-SHAPED LOUNGE/DINING ROOM
- FITTED KITCHEN AND UTILITY AREA, SIDE PORCH
- GF BEDROOM AND BATHROOM/WET ROOM
- 2 FIRST FLOOR DOUBLE BEDROOMS AND SHOWER ROOM
- GOOD SIZED PRIVATE GARDEN, LONG DRIVEWAY, DETACHED WORKSHOP AND GARAGE
- NO CHAIN

Guide Price
£475,000

VIEWINGS & DIRECTIONS

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

What 3 words location camper.shatters.swordfish

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

With door and window to side, door to hall.

HALL

With stairs to first floor, radiator, tiled floor, cloaks cupboard.

L-SHAPED LOUNGE/DINING ROOM

with 2 windows to front and further window to side, patio doors leading to side garden, 3 radiators, space for for (the property has a chimney, however, we cannot confirm if this has been capped or not), door to kitchen.

FITTED KITCHEN

With window to side, extensive range of oak fronted base and wall units with work surfaces, stainless steel sink top, electric ceramic hob, electric double oven, cooker hood, integrated fridge and dish washer, breakfast bar, tiled splashbacks.

UTILITY AREA

With window to side, door to side porch, base unit with work surface, stainless steel sink top, space and plumbing for washing machine, wall mounted combi boiler.

SIDE PORCH

With window and door to side.

BEDROOM 1

With window to rear, radiator.

BATHROOM/WET ROOM

With window to side, white suite comprising w.c., wash basin, bath and walk in shower area, radiator, extractor fan.

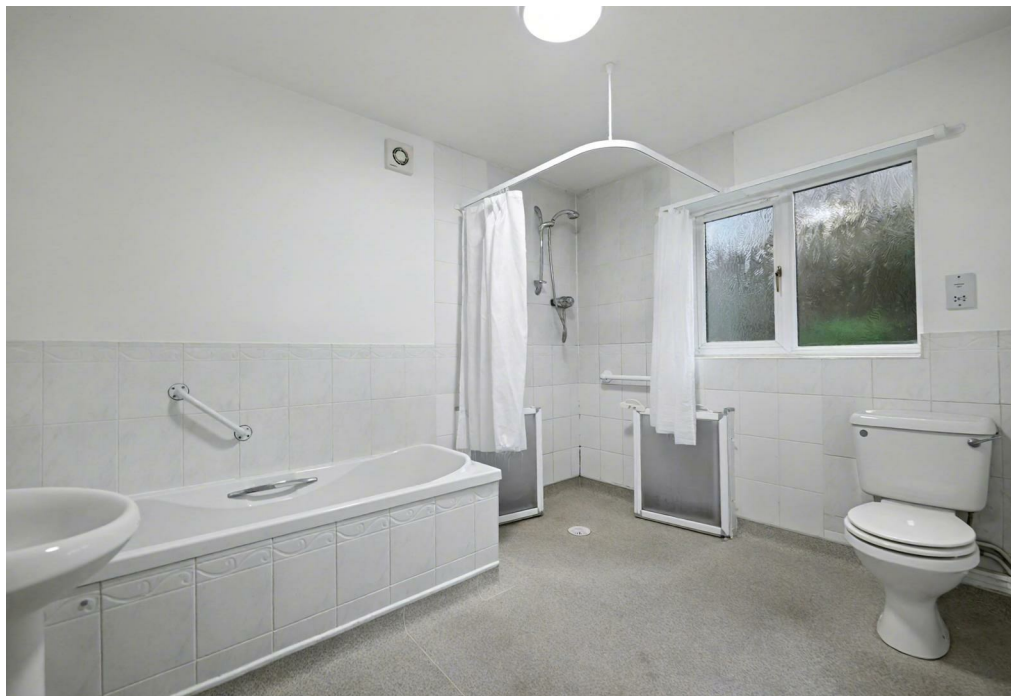
FIRST FLOOR LANDING

With Velux rooflight to side airing cupboard with radiator, access to eaves storage.

BEDROOM 2

With window to rear, radiator and access to eaves storage.





BEDROOM 3

With window to front and Velux rooflight to side, radiator and access to eaves storage.

SHOWER ROOM

With Velux rooflight to side, suite comprising w.c., wash basin and shower cubicle, radiator, tiled splashbacks.

OUTSIDE

The property is accessed from Barrow Road via a long driveway leading to a parking area which accesses the garage/workshop. There are gardens to all sides with shrub and flower beds, patio area to the side and a good sized lawn to the rear, greenhouse.

WORKSHOP AND GARAGE

A brick built detached workshop and garage building with further single garage attached to the front. Double access doors to both and the main workshop has 3 large windows.

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.

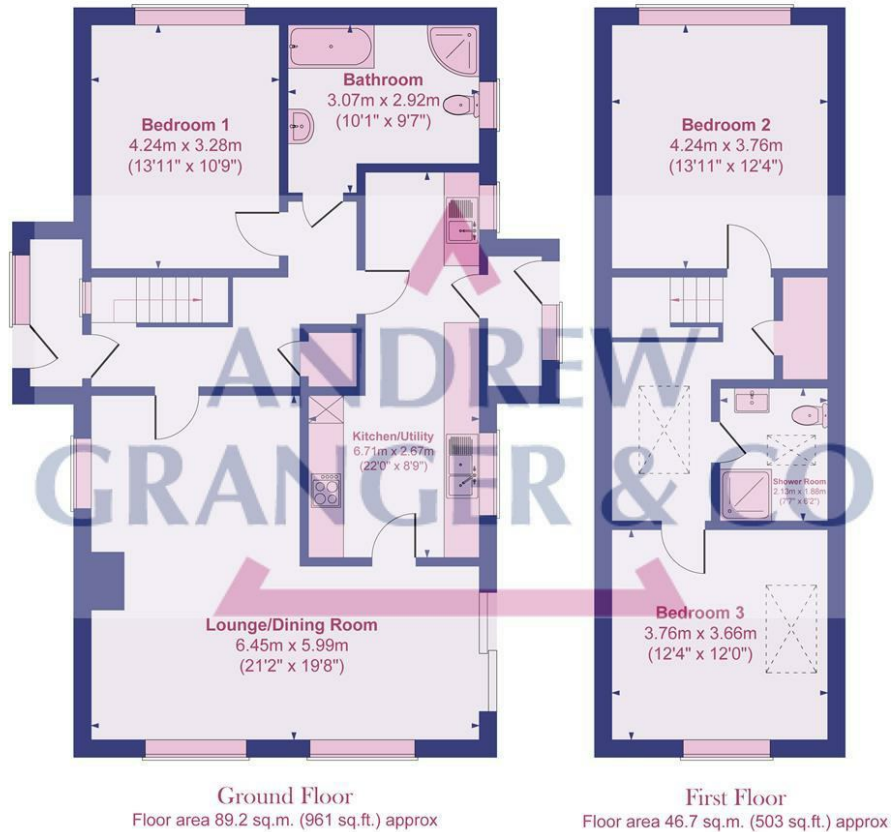
Conveyancing

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
135.9 sq. m. (1464 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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