

# Holden's

A Modern Estate Agent



59 Unitt Road, Quorn, LE12 8BX

£300,000

An immaculately presented and deceptively spacious three bedroom property in the sought after village of Quorn.

Within walking distance to the village centre and benefiting from open plan living, three spacious bedrooms, driveway and a private rear garden. In brief comprising; entrance hallway, lounge, dining kitchen, to the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a privately enclosed garden. Located in the highly sought after village of Quorn, the property is within close proximity to the village centre where you will find a range of pubs, shops and restaurants. There are excellent transport links with the nearby A6 providing easy access to Loughborough and the industry centres beyond.

## **Summary**

Upon entering the property via the spacious entrance hallway, this provides access onto all ground floor accommodation and stairwell rising to the first floor. The Lounge is complete with a window to front elevation and a feature fireplace making a great focal point to this room. Providing further living space is the newly fitted dining kitchen which is fitted with a range of base and eye level units, inset sink, integrated oven and microwave, dishwasher and fitted bins. There is plentiful space for a large dining set and french patio doors leading to the rear garden.

Ascend onto the first floor and you will find three well sized bedrooms and the family bathroom. The family bathroom has been modernised to include a walk in shower, low flush w/c and wash hand basin.

To the front is a driveway providing off road parking with an EV charging point, and side access which gives access to the rear. The rear garden is privately enclosed, mainly laid to lawn, with a patio area and two outhouses providing useful storage space and a w/c.

## **Disclaimer**

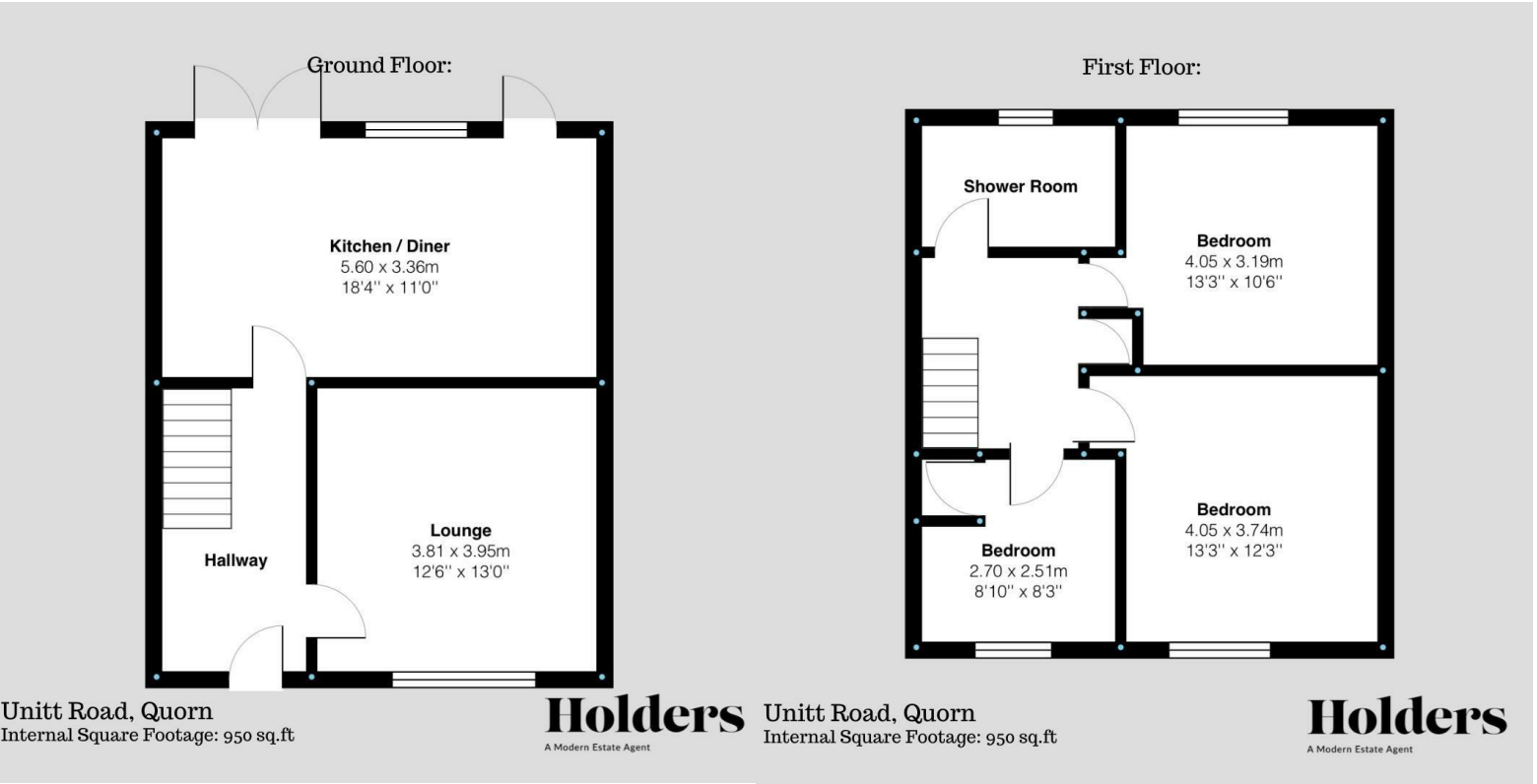
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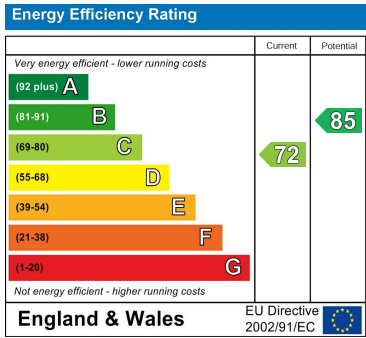
Floor Plan



Area Map



Energy Efficiency Graph



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