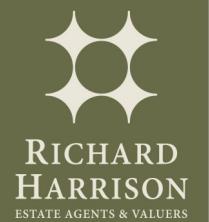




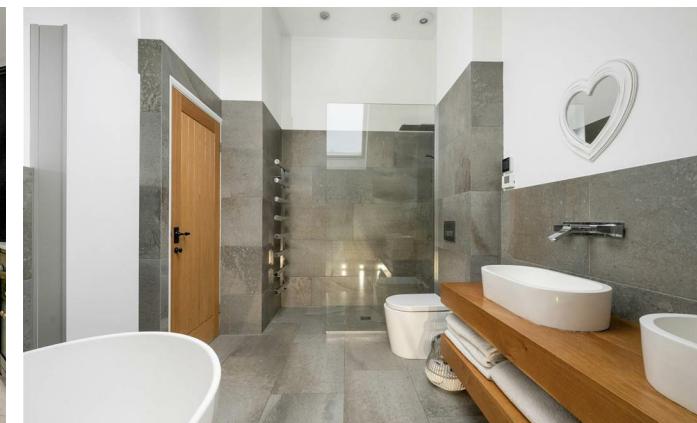
Chaveney Road | Quorn | LE12 8AD  
Asking price £895,000



Chaveney Road |  
Quorn | LE12 8AD  
Asking price £895,000

An impressive detached home, occupying a delightful spot on the much sought after Chaveney Road. The property has undergone an extensive refurbishment with lavishly appointed fixtures and fittings throughout, finished to an exacting level of attention to detail and high specification, including a deVOL bespoke kitchen, flooring by Quorn Stone and beautiful decor throughout. This property also has the added benefit of Air Source Heat Pump, Solar Panels and Battery Storage along with EV Charger. Backing onto neighbouring woodland gardens, this Sylvan setting is a short distance from the numerous amenities of this highly regarded village. An early inspection is advised to avoid disappointment!

- Detached Residence
- Highly Regarded Village
- Lavishly Upgraded
- Large Driveway and Double Garage
- Luxury Bathroom
- Sought After Address
- High Specification Throughout
- Attractive Setting
- Four Large Bedrooms
- Open Plan Luxury Kitchen



*"Featuring a spectacular specification"*



### **Entrance Hall**

An impressive hallway with Oak front door and matching full length windows either side, there is stone flooring by locally renowned company Quorn Stone which continues through open plan access to the Living/Dining Kitchen, along with high specification bespoke fitted hallway cabinetry and a window to the side.

### **Inner Hall**

An Oak spindle and handrail staircase rises to the first floor landing, and is open plan to the Living/Dining Kitchen.

### **Living/Dining Kitchen**

Lavishly appointed with a showstopping deVOL fitted kitchen finished in Farrow & Ball, comprising a large central island unit with ceramic Shaws sink with antique brass style taps above. There is an integrated dishwasher, Smeg range cooker, integrated fridge/freezer and impressive slim profile sliding glazed doors to the rear garden, beautifully taking in the sylvan setting to the neighbouring rear woodland gardens and beyond.

### **Living Room**

A generously sized living room with window to the front and French Doors to the rear. There is a feature Log Burner with stone surround fireplace and ample space for living room furniture.

### **W/C**

Fitted with a contemporary glass wash hand basin and a low level flush w/c.

### **Utility Room**

Fitted with a range of units, sink and a window to the front.

### **Double Garage**

With internal access door, electric up/over door to the front and window to the rear. There is power and lighting, along with the inverter, battery and associated aspects of the solar panels and underfloor heating.

### **First Floor Landing**

A galleried first floor with window to the front.



### **Bedroom 1**

An impressive main bedroom with Juliet balcony to the rear overlooking the rear garden and sylvan setting beyond. There is a range of recently bespoke fitted wardrobes and bedroom furniture.

### **Bedroom 2**

A large double bedroom with window to the rear.

### **Bedroom 3**

A spacious double bedroom with window to the rear.

### **Bedroom 4**

A generously proportioned bedroom with window to the front.

### **Bathroom**

A luxuriously appointed and lavishly upgraded bathroom, with vaulted feature ceiling, recessed lighting, double sinks, freestanding bath and walk-in shower cubicle.

### **Outside**

Offering an impressive arrival experience, the large block paved drive reaches the double garage, there is a lawn and vernacular character stone wall to the front. The rear garden is simplistic and ideal for families and entertaining, with lawn, patio and planted shrubbery.

### **The Area**

The Village of Quorn is hugely popular, with a vast array of amenities including shops, pubs, restaurants, healthcare and picturesque walks nearby along the River Soar. The village is 10 minutes away from Loughborough with its direct train link to London St Pancras in approx 1hr 40mins. The nearby A6, A46 and M1 make this area an ideal choice for commuters.

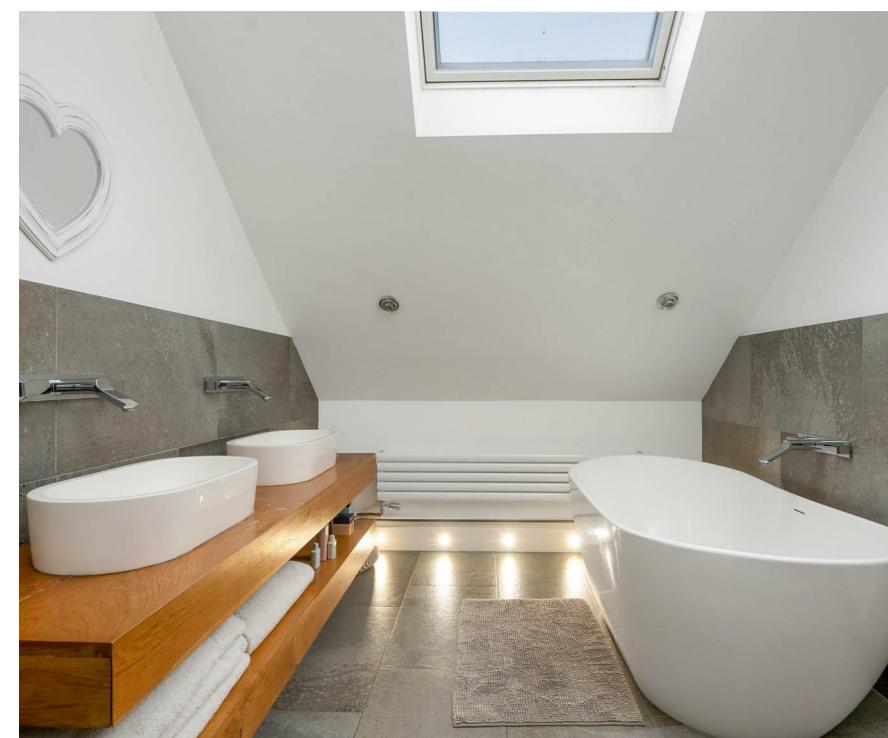
### **Extra Information**

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon

as statements of fact.

- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link:  
[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link:  
<https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chameo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"Lavishly upgraded throughout"*



Approx Gross Internal Area  
182 sq m / 1956 sq ft

Living Room  
4.00m x 6.70m  
13'1" x 22'0"

Living/Dining Kitchen  
6.68m x 6.64m  
21'10" x 21'9"

Double Garage

Entrance Hall  
2.51m x 2.33m  
8'3" x 7'8"

W.C.

Utility  
1.89m x 2.29m  
6'2" x 7'6"

Bedroom 1  
3.97m x 4.46m  
13'0" x 14'8"

Bedroom 2  
3.36m x 4.07m  
11'0" x 13'4"

Bedroom 3  
3.14m x 3.24m  
10'4" x 10'8"

Bathroom  
2.41m x 4.39m  
7'11" x 14'4"

Landing

Ground Floor  
Approx 107 sq m / 1152 sq ft

First Floor  
Approx 75 sq m / 804 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 3D.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	80
(B1-91)	B	
(69-80)	C	
(55-68)	D	
(31-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

16 Churchgate  
Loughborough  
Leicestershire  
LE11 1UD  
01509 977 889  
sales@richard-harrison.co.uk