

- Extended Semi-Detached House
- 4 Bedrooms
- Kitchen, Dining Room & Lounge
- 2 Bathrooms
- Refurbished Throughout
- Rear Garden, Parking & Garage
- Close To Schooling At Primary & Secondary Level
- Walking Distance To Boultham Park

Quorn Drive, Boultham Park Road, LN6 7UL,
£299,950





This extended family home boast 4 bedrooms and generous living accommodation throughout. Developed and refurbished by the current owner, the property is immaculately presented and offers an ideal living space for a growing family. The floorplan consists of a welcoming entrance hall which provides access to a utility room, ground floor shower room and large lounge with feature bay window. Furthermore, there is a modern kitchen with a stylish range of fitted units and appliances whilst being supported by the adjoining dining room. Rising to the first floor are 3 spacious bedrooms and a 4th single bedroom, all which benefit from the use of a 4 piece family bathroom with feature SARASON TV above the bathtub. Externally the home comes with a lawned and paved garden perfect for entertaining guests and relaxing. There is parking to the front of the property along with access to a single garage which also has a connected external brick built storage space. Located nearby to Boutham Park the area is serviced by a wealth of amenities such as cafes, supermarkets, shops, grocers whilst also benefitting from a regular bus service and schooling at Primary and Secondary level. For further details, please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Having 3 radiators, composite front door entry with 2 uPVC double glazed windows to front aspect, uPVC double glazed window to rear aspect, uPVC door leading onto rear garden with wood laminate flooring. Access to lounge, utility room, shower room and dining room.

Utility Room

4' 0" x 5' 9" (1.22m x 1.75m)

Having space and plumbing for laundry appliances, counter worktop, uPVC double glazed window to side aspect and wood laminate flooring.

Lounge

9' 11" x 18' 6" (3.02m x 5.63m)

Having uPVC double glazed bay window to front aspect, feature electric fireplace and radiator.

Shower Room

6' 10" x 4' 8" (2.08m x 1.42m)

Having corner shower cubicle, low level WC, pedestal hand wash basin unit, radiator, tiled floor and surround and uPVC double glazed obscured window to rear aspect.

Dining Room

14' 0" x 11' 0" (4.26m x 3.35m)

Having uPVC double glazed window to side aspect, uPVC single panelled glass door to rear aspect leading onto the rear garden, wood laminate flooring, radiator. Access to understairs storage cupboard housing electricity meter and fuse box. Access to:

Kitchen

8' 2" x 14' 0" (2.49m x 4.26m)

Having a range of base and eye level units with counter worktops and handleless finish, integral appliances such as double oven, microwave, 4 ring hob with extractor hood, sink and drainer unit, concealed wall mounted gas central combination boiler, tiled flooring and uPVC double glazed window to side and rear aspects and door leading onto rear garden.

First Floor Landing

Having a recently fitted glass staircase, radiator, uPVC double glazed window to rear aspect, large cupboard acting as an airing cupboard with shelving for clothing and bedding. Loft access with loft being insulated with pull down ladder (no boarding).

Master Bedroom

10' 1" x 14' 0" (3.07m x 4.26m)

Having a uPVC double glazed bay window to front aspect and radiator.

Bedroom 2

14' 8" x 7' 8" (4.47m x 2.34m)

Having radiator and uPVC double glazed window to front aspect.

Bedroom 3

7' 3" x 11' 3" (2.21m x 3.43m)

Having radiator and uPVC double glazed window to rear aspect.

Bedroom 4

7' 4" x 8' 3" (2.23m x 2.51m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

8' 2" x 6' 3" (2.49m x 1.90m)

Having a 4 piece suite comprising panelled bath with Sarason TV, vanity hand wash basin unit, low level WC, corner shower cubicle, chrome heated hand towel rail, tiled floor and surround and uPVC double glazed obscured window to rear aspect.

Outside Rear

To the rear of the property there is a paved and lawned rear garden, enclosed with fenced perimeters. Access to garage, front drive and storage.

Outside Front

Being paved with dwarfed walled perimeters and finished gravelled surround. Access to garage.

Garage

Having up and over door.

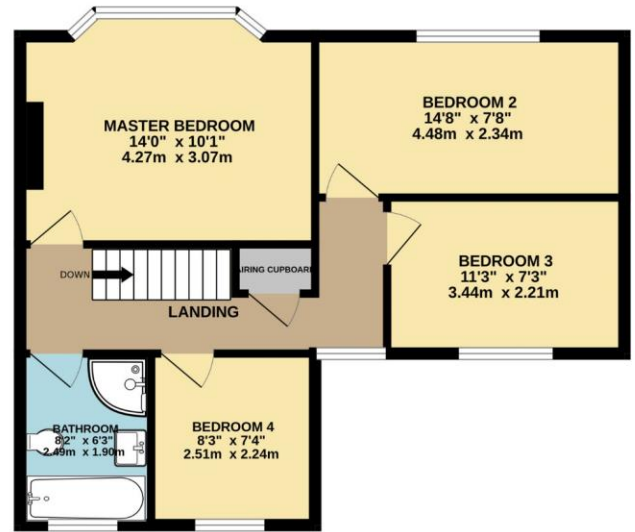
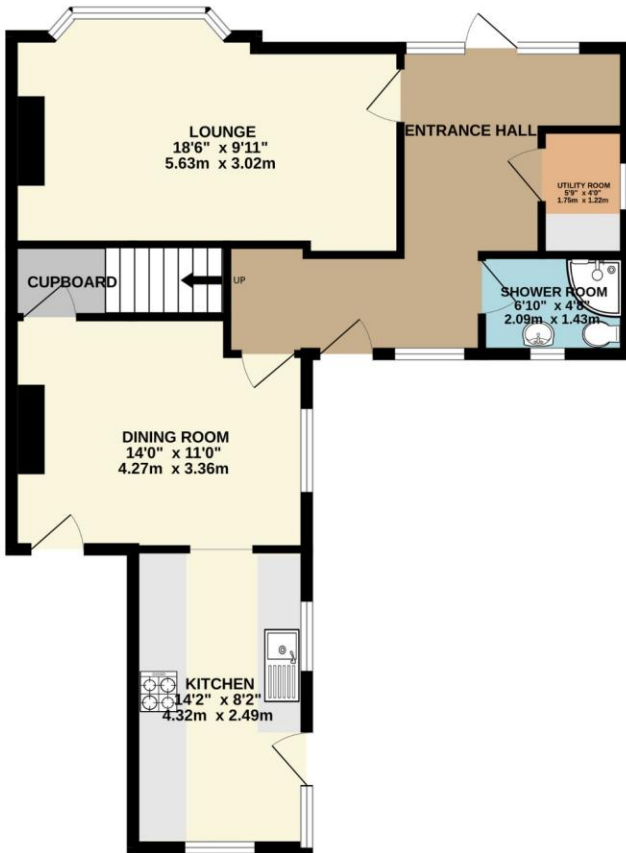




GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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