



31, Cradock Drive, Quorn, LE12 8ER



£1,100,000

Tinsley Garner are pleased to offer a substantial detached executive family home in the heart of Quorn. The property has been fully refurbished and considerably remodelled by the current owners, it however still has plenty of scope for further development depending on the buyers requirements. Nestled in a tranquil south facing plot, just five minutes walk from the centre of this thriving Charnwood village which offers an impressive array of pubs, cafes and restaurants. Also conveniently located for access to Loughborough train station, M1 & M6 motorways, Loughborough's Endowed schools including Ratcliffe college, and Loughborough University.

The property offers flexible and spacious accommodation comprising: reception hallway, guest cloakroom, living room, superb family / garden room with shower room/WC and good size under floor storage room, study, dining room, kitchen and separate utility. A grand staircase leads to the first floor with large galleried landing offering ample space for use as an exercise area or library, master bedroom suite with dressing room & en-suite bathroom, three further double bedrooms and a family shower room. The property is approached via a private driveway providing generous off road parking before an integral double garage, also benefitting from a delightful enclosed south facing rear garden.

A unique offering in the heart of Quorn within strolling distance of open countryside - Early viewing essential



01785 811 800

<https://www.tgprop.co.uk>



Ground Floor

Reception Hall 8'5" x 15'0"

A composite panelled front door opens to the impressive hallway. Offering oak effect laminate flooring, radiator with decorative surround, under stairs storage cupboard, alarm pad and Upvc double glazed external door to the rear patio and garden. Doorways to the guest cloakroom, living room, dining room, and access to the first floor stairs

Guest Cloakroom

Fitted with a white suite comprising low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap. Upvc obscure double glazed window to the front elevation, radiator and vinyl flooring.

Living Room 12'9" x 18'5"

A spacious reception room offering Upvc double glazed windows to both front and rear aspects, two radiators with decorative surrounds, three wall lights, oak effect laminate flooring, TV connection and archway to the inner hallway.

Inner Hallway

With oak effect laminate flooring, doorways to the study and family / garden room.

Study

14'8" x 12'4"
Offering fitted storage to one wall, Upvc double glazed window to the front of the property, oak effect laminate flooring, radiator and BT Openreach and TV connections.

Family / Garden Room

14'9" x 21'4"
A fabulous space to entertain family and friends in style. With Upvc double glazed window to the side aspect and sliding door opening to the rear patio and garden, recessed ceiling lights, four wall lights, oak effect laminate flooring, radiator, TV connection and HDMI cable for a ceiling mounted projector. Doorway to the shower room and floor hatch with stairs leading down to a large store room.

Shower Room

8'5" x 5'2"
Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, shower enclosure with shower curtain and Triton T80i electric shower system. Upvc obscure double glazed window to the side aspect, chrome towel radiator, slate effect laminate flooring and extractor fan.

Dining Room

12'11" x 15'2"
Glazed double doors open from the hallway to the dining room. Offering a Upvc double glazed bay window overlooking the rear garden, three wall lights, radiator with decorative surround, oak effect laminate flooring and doorway to the kitchen.

Kitchen

9'7" x 12'7"
Fitted with a range of white finish units, white work surfaces with brick tile splash-backs and inset stainless steel 1 1/2 bowl sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, Upvc double glazed window to the rear elevation, radiator, oak effect water proof laminate flooring and doorway to the utility.

Fitted stainless steel extractor hood and light above a space for a free standing electric cooker. With plumbing for a dishwasher, spaces for an American style upright fridge freezer and an additional under worksurface appliance.

Utility

7'2" x 5'5"
Offering a white finish base unit and worksurface with brick tile splash-back, radiator, oak effect vinyl flooring, central heating thermostat and plumbing for a washing machine. Upvc obscure double glazed window to the side aspect, internal door to the integral double garage, Upvc part double glazed external door to the front of the property.

First Floor

Stairs & Landing 11'2" x 22'8"

Traditional white painted spindle, newel post and banister stairs lead to the large galleried landing. With carpet throughout, recessed ceiling lights, radiator and Upvc double glazed window to the rear aspect.

Master Suite : Bedroom

13'1" x 17'7"
The bedroom offers fitted storage, recessed ceiling lights, Upvc double glazed window to the rear elevation, radiator, oak effect laminate flooring and archway to the dressing room.

Master Suite : Dressing Room

13'7" x 8'2"
With Velux skylight window, fitted storage, radiator, oak effect laminate flooring, loft access and doorway to the en-suite bathroom.

Master Suite : En-suite Bathroom

13'4" x 9'3"
Fitted with a white suite comprising: free standing bath with chrome pillar shower head mixer tap, low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, oversize shower enclosure with Mira Events electric shower system. Upvc double glazed window to the front aspect, recessed ceiling lights, showerwall clad walls, built-in storage cupboard, radiator, oak finish water proof laminate flooring and extractor fan.

Bedroom Two

14'0" x 18'7"
With a range of fitted bedroom furniture, Upvc double glazed window to the front aspect, Velux skylight window, vanity wash hand basin with chrome mixer tap, two radiators, storage cupboard and oak effect laminate flooring.

Bedroom Three

13'4" x 11'7"
With Upvc double glazed window to the rear elevation, radiator, oak effect laminate flooring and loft access.

Bedroom Four

9'6" x 7'10"
A fourth double bedroom offering a Upvc double glazed window to the rear aspect, radiator, TV connection and oak effect laminate flooring.

Family Shower Room

6'4" x 8'11"
Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, oversize walk-in shower enclosure with Mira Events electric shower system. Recessed lighting, Upvc obscure double glazed window to the side of the property, showerwall clad walls, built-in storage, chrome towel radiator, scrubbed oak effect water proof laminate flooring and extractor fan.

Outside

The property is approached via private part tarmac and part gravelled driveway providing extensive off road parking before an integral double garage. The garage has an electrically operated steel up and over door, Upvc obscure double glazed window to the side elevation, power, lighting and houses two wall mounted Weissman Vitodens 100-W WBIB gas central heating boilers.

Front

With mature hedgerow, timber fence panelling, external power connection, dual access to the rear garden via wrought iron gates and paved pathways.

Rear

The enclosed south west facing rear garden offers a paved patio, pathways, large lawn, mature trees and hedgerows, stocked borders, external water and power connections.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band G

Services

Mains gas, water, electricity and drainage.

Gas central heating

Viewings

Strictly by appointment via the agent.



