



Stoop Lane, Quorn

welcome to

Stoop Lane, Quorn LOUGHBOROUGH

A Simple STUNNING Three bedroom traditional semi-detached home in the centre of Quorn, with views over Stafford Orchard to the rear. With extended and versatile living space, open plan kitchen, a lovely four piece bathroom a delightful garden, this rare visitor to the market is not to be missed!

Entrance

The property is entered via a composite front door into the reception hallway, with a pattern tile effect vinyl floor, partially panelled walls, stairs off to the first floor, a double glazed window to the side, a radiator and doors off to ground floor rooms.

Ground Floor Wc

The ground floor wc has wooden flooring, a low level wc, a wash hand basin with tiled splashbacks, a double glazed window to the side and an electric wall heater.

Lounge

14' into bay x 12' 3" max (4.27m into bay x 3.73m max) The lounge is a light and airy room with a double glazed bay window to the front, a feature log burning cast iron stove with a stone hearth and wooden mantle piece, there is a wooden floor, coving to the ceiling and a radiator.

Open Plan Kitchen

11' 6" max x 18' 5" max (3.51m max x 5.61m max) The open plan kitchen dining space is split into clearly defined areas, with the kitchen area having a laminate floor and being fitted with a comprehensive range of base and wall mounted units with work surfaces over, a one and a half bowl ceramic sink with drainer and mixer tap, space for a range style oven with glass panel splashback and extractor hood over. There are integrated appliances including fridge, freezer and dishwasher, inset ceiling spotlights and a double glazed window to the side. The dining space has a continuation of laminate flooring, two matching built in larder style storage cupboards, inset ceiling spotlights and an opening to the rear reception room.

Reception Room Two

9' 11" x 7' (3.02m x 2.13m) The rear reception room forms part of the extended ground floor and offers a versatile space which can be used as a family area, work from home space or additional entertaining area, with inset ceiling spotlights and French doors which open onto the rear garden.

Utility Room

7' 3" x 8' 3" (2.21m x 2.51m) The utility room has space and plumbing for a washing machine and space for a tumble dryer, a double glazed window to the rear and a back door.





Landing

The first floor landing has stairs rising from the ground floor, a double glazed window to the side, access to the loft and doors off to all rooms.

Bedroom One

12' max x 11' (3.66m max x 3.35m)

The principle bedroom is a double room with a cast iron fireplace, a double glazed window to the front elevation, a picture rail and a radiator.

Bedroom Two

11' 5" x 10' 11" (3.48m x 3.33m)

Bedroom two is a double room, with a double glazed window enjoying views to the rear over Stafford Orchard, a radiator.

Bedroom Three

7' 11" x 7' 5" (2.41m x 2.26m)

Bedroom three has a picture rail, a double glazed window to the front elevation and a radiator.

Bathroom

The bathroom has been beautifully appointed with a luxurious four piece suite comprising a free standing roll top bath, corner shower cubicle with shower over, low level wc and a pedestal wash hand basin. There is a wooden floor, partially panelled walls, inset ceiling spotlights and a double glazed window to the side.



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Stoop Lane, Quorn LOUGHBOROUGH

- QUORN VILLAGE CENTRE
- TRADITIONAL SEMI DETACHED
- EXTENDED LIVING SPACE
- FOUR PIECE BATHROOM
- VIEWS OVER STAFFORD ORCHARD

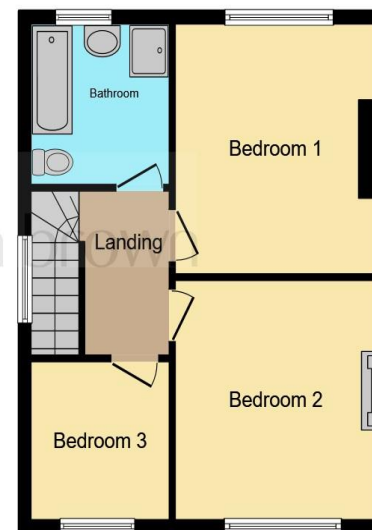
Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£400,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114008 - 0005

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