









## welcome to

# **Brown Avenue, Quorn Loughborough**

A Fabulous, EXECUTIVE FAMILY HOME in a cul-de-sac position in QUORN! With FOUR reception rooms, FOUR Bedrooms, ensuite bathroom and main family bathroom, a double width driveway and DETACHED DOUBLE GARAGE, delightful gardens and with NO CHAIN, CALL NOW TO VIEW!

# **Reception Hallway**

The property is entered via a double-glazed front door into the entrance hallway, with wooden flooring, useful understairs store room, doors off to ground floor rooms.

#### **Ground Floor Wc**

The ground floor wc has a low flush wc, a wash hand basin and a upvc double glazed window to the side.

## Lounge

19' 4" x 12' 1" (5.89m x 3.68m)

The lounge has wooden flooring, a gas coal effect fire with a tiled hearth and mantle over, a doubleglazed bay window to the front, two radiators and French doors which open to the Garden room.

# **Dining Room**

12' 3" x 9' 10" (3.73m x 3.00m)

The dining room has wooden flooring, a doubleglazed bay window overlooking the rear elevation, radiator and a door to the kitchen.

### **Garden Room**

13' 5" max x 10' 3" (4.09m max x 3.12m)

The garden room has ceramic tiled flooring, a upvc double glazed windows overlooking the side and rear elevations, skylights to the ceiling and French doors leading to the rear garden.

## Study

7' 2" x 9' 4" (2.18m x 2.84m)

The study room has wooden flooring, a double radiator, a double-glazed window to the front.

### **Breakfast Kitchen**

11' 4" plus door recess x 9' 9" (3.45m plus door recess x 2.97m)

The breakfast kitchen has ceramic tiled flooring and is fitted with a range of base and wall mounted units with work surfaces over, a double electric oven, a gas hob with extractor hood over, one and a half bowl sink with drainer and mixer tap, plumbing for a washing machine and space for a fridge freezer, a upvc double glazed window to the rear.

# **Utility Room**

5' 11" x 6' (1.80m x 1.83m)

The utility room has ceramic tiled flooring, a range of base and wall units, a single stainless-steel sink with drainer, the wall mounted central heating boiler and a back door.

## Landing

The landing has stairs rising from the ground floor with wooden handrails and balustrades, access to the loft storage with a dropdown ladder, radiator and doors to all rooms.

### **Bedroom One**

13' 7" x 10' 8" (4.14m x 3.25m)

Bedroom one has a range of built in wardrobes with hanging rails and shelving, a double-glazed window to the rear, radiator and a door to the ensuite.









#### **Ensuite**

The ensuite bathroom has a modern suite comprising P-shaped bath with shower over and side shower screen, a low level wc, wash hand basin with mixer tap, is fully tiled with a chrome heated towel rail, inset ceiling spotlights and a double-glazed window to the rear.

#### **Bedroom Two**

12' 1" max x 10' 7" (3.68m max x 3.23m)
Bedroom two has a range of built in wardrobes with hanging rails and shelving, a double-glazed window to the rear and a radiator.

#### **Bedroom Three**

12' 2" max x 8' 5" (3.71m max x 2.57m)
Bedroom three has a two door built in wardrobe with hanging rails and shelving, a radiator and a double glazed window to the rear.

#### **Bedroom Four**

9' 1" x 6' 10" (2.77m x 2.08m) Bedroom four has a radiator and double-glazed window to the rear.

#### **Main Bathroom**

The main bathroom has a modern suite comprising P-shaped bath, low level wc, wash hand basin, is fully tiled with inset ceiling spotlights, chrome heated towel rail, an airing cupboard housing the hot water cylinder and a double-glazed window to the side.

### Outside

Outside the property enjoys a secluded position within the cul-de-sac, with a front border with established shrubs, a double width block paved driveway provides ample parking and access to the detached garage. There is a shaped front lawn with a pathway to the front door and side gated access to the rear.

The rear garden has a patio seating area, is relatively low maintenance with gravelled inset borders, a variety of shrubs and plants, a wall mounted patio heater, outside tap and an outside light with fencing to boundaries.

### **Detached Double Garage**

There is a detached brick double garage with an electric remote operated up and over door to the front, power and light and a rear personnel door.





### welcome to

# **Brown Avenue, Quorn Loughborough**

- EXECUTIVE FAMILY HOME
- CUL-DE-SAC POSITION IN QUORN VILLAGE
- FOUR RECEPTION ROOMS
- FOUR BEDROOMS
- ENSUITE AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

offers over

£600,000



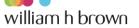
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

# view this property online williamhbrown.co.uk/Property/LBH114509



Property Ref: LBH114509 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.









loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH, Leicestershire, LE11 5BL



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.