



**Brown Avenue, Quorn**



**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 double-glazed 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 double-glazed 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.



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## 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**



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Property Ref:  
LBH114509 - 0006

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