



**Fenny Copse Lane, Quorn**

**welcome to**

## **Fenny Copse Lane, Quorn**

**\*\*FOR SALE\*\*** We are delighted to offer for sale this modern David Wilson built three-bedroom semi-detached home occupying a pleasant cul de sac position in this highly sought after and desirable village of Quorn. UPVC double glazing and gas central heating. Call now 01509 214686.

### **Entrance**

Entrance is via a front door into the entrance hallway which has a radiator and stairs leading off to the first floor and doors off to all ground floor rooms.

### **Ground Floor Wc**

Ground floor wc has a low level wc which has a pedestal hand wash basin with tiled splashbacks and vinyl flooring.

### **Kitchen**

12' 9" x 8' 3" ( 3.89m x 2.51m )  
Kitchen is fitted with a comprehensive range of wall and base units with work surfaces over. There is a gas hob with an overhead extractor, electric oven, space and plumbing for a washing machine, space for a fridge freezer, a single stainless-steel sink with drainer mixer tap and tiled splashbacks, wall mounted combination boiler, a upvc bay window to the front elevation, double radiator, ample room for a breakfast table.

### **Lounge**

15' 6" maximum x 14' 5" ( 4.72m maximum x 4.39m )  
Lounge is a light and airy room and has wood laminate flooring, double panel radiator, useful under stairs cupboard, television aerial point and upvc double glazed French doors with side windows opening to the rear garden.

### **First Floor Landing**

First floor landing has stairs rising from the ground floor, doors off to all rooms and access to the loft.

### **Bedroom One**

10' 8" x 9' 11" ( 3.25m x 3.02m )  
Bedroom one has a upvc double glazed window to the rear, a radiator and a door to the ensuite.

### **Ensuite**

Ensuite has vinyl flooring and is fitted with a modern three-piece suite which comprises of shower cubicle with shower over, pedestal wash hand basin with tiled splashbacks, low level wc. There is a heated towel rail and a upvc double glazed window to the side.

### **Bedroom Two**

12' 8" x 8' ( 3.86m x 2.44m )  
Bedroom two has a upvc double glazed window to the front and a radiator.

### **Bedroom Three**

7' 4" x 7' 2" ( 2.24m x 2.18m )  
Bedroom Three has a upvc double glazed window to the front and a radiator.

### **Bathroom**

Bathroom has vinyl flooring and is fitted with a white three-piece suite comprising of panelled bath with side screen and shower over, low level wc, pedestal wash hand basin with tiled splashbacks, heated towel rail and extractor fan with a upvc double glazed window to the side.



## Outside

To the front of the property there is a driveway with offroad parking for two vehicles directly to the front of the house, with a small front lawn and gated side access to the rear. The rear garden has a patio seating area, with a picket fence and gate that leads to a shaped lawn with well stocked and established flower borders and private access, fencing to boundaries and outside light.



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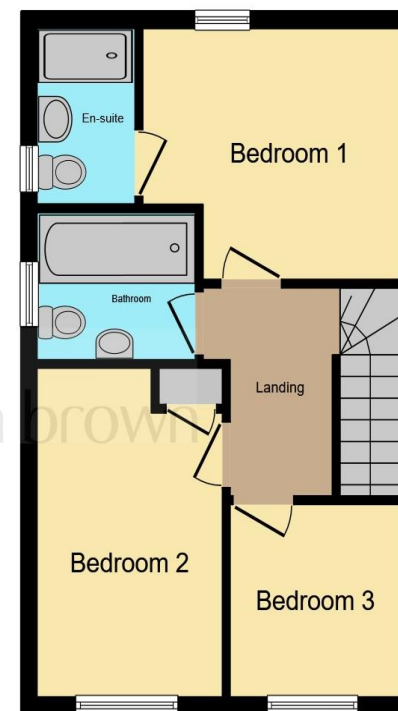
- Semi Detached Property
- Three Bedrooms
- Cul De Sac
- Village Location
- UPVC Double Glazing

Tenure: Freehold EPC Rating: B

**£275,000**



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](http://www.focalagent.com)

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Property Ref:  
LBH114674 - 0006

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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.

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