







12A THE PINGLE

QUORN, LOUGHBOROUGH, LE12 8FQ

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Offers in excess of

£350,000

ACCOMMODATION

A three-bedroom end town house situated in Quorn, Leicestershire. This is the ideal “blank canvas”, a neutrally decorated home off Woodhouse Road, offered with No Chain Sale.

Description

Constructed in 2004 by Black Hawk Properties, The Pingle is a very desirable development in this popular Charnwood village. Approximately eleven miles north of Leicester and three miles south of Loughborough, it's the ideal Village for commuting and has superb road links to the A46 and M1 motorway network. The village itself has a variety of shopping facilities, public houses, and restaurants as well as a very useful Co-Op store.

Internally, the property is dominated by a large open plan living room and dining area with French doors to the garden and access to a well-equipped kitchen. Upstairs are three generous bedrooms, the principal bedroom having en-suite facilities and there is a separate shower room off the landing. There is plenty of space for one of the bedrooms to perhaps be a separate office or study for those people who work from home.

Outside, an enclosed garden catches the sun and has a patio seating area and lawn area and there is a gate which provides access to a parking space and garage, perfect for a vehicle or ideal for storage, bicycles, gym equipment or the Golf Clubs as Charnwood Forest Golf Club is not too far away.

Property tours on this superb home can be booked with our County Chambers office in Melton.

WHAT3WORDS//





yell.presides.smoking



VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

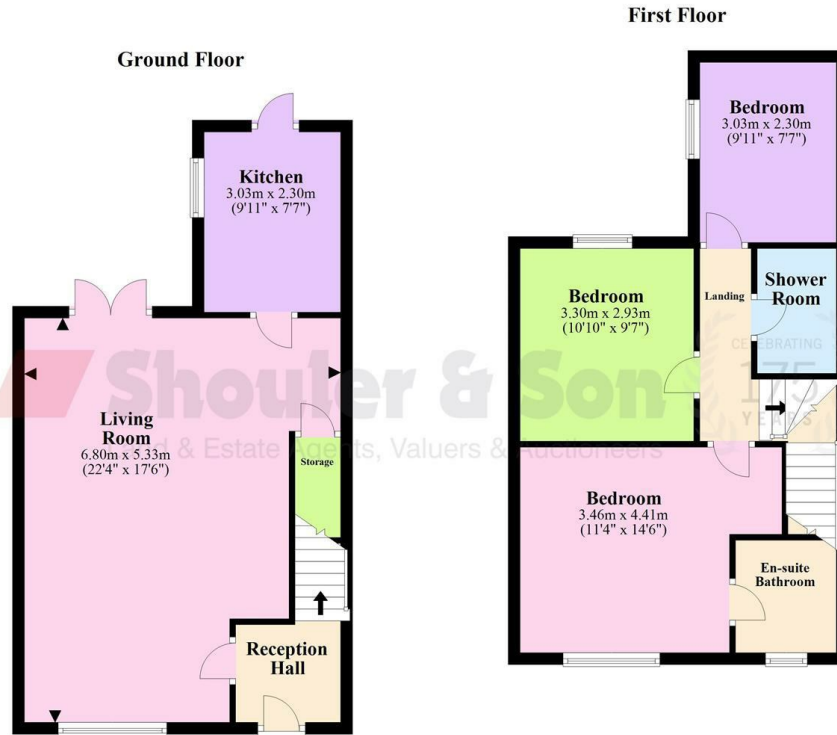
TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX:

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

Floor Plan



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.



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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
105-149	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
2-34	G		
		72	85
Not energy efficient - higher rating code			
Not energy efficient - higher rating code			

England & Wales EU Directive 2002/91/EC