



Unitt Road, Quorn



£260,000

- GENEROUS MID ROW PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- RECENTLY REDECORATED
- LARGE REAR GARDEN
- TWO CAR DRIVEWAY
- FREEHOLD
- EPC rating D



A deceptive and recently refreshed four bedroom mid row property which would make a great home for the young and growing family and offered for sale with no upward chain.

The home is ready to move into and enjoys a large rear garden with patio and outbuildings as well as countryside walks just a short stroll around the corner. Recent improvement works include newly plastered and decorated walls, new wood laminate flooring in the hallway and an attractive brand new stair balustrade with under stairs storage and new carpets along the stairs, landing and two of the bedrooms.

Enter through the hallway and into a front facing generous lounge centred around a living flame effect gas fire with fitted solid oak storage cabinet adjacent. The dining room overlooks the rear garden and has a ceramic tiled floor, this is adjacent to the kitchen, offering the chance to create an open plan dining kitchen if desired.

The kitchen offers a traditional range of cupboards and drawers with built in stainless steel electric oven, four ring gas hob and extractor, plumbing for a washing machine, quarry tiled floor and rear entrance door leading out in to the garden.



Upstairs there are four good sized bedrooms (three double and a good sized single) and with all four having a range of fitted wardrobes. The modern fully tiled bathroom has an over bath electric shower with glass shower screen, chrome heated towel radiator, ceramic tiled floor, extractor fan and window.

To the outside, there is a gravelled driveway with parking for two cars side by side at the front and a shared entry to the side with secure gated access leading to the rear garden. The long rear garden has a large paved patio, two storage outbuildings and a garden WC.

Good to know: The property has uPVC double glazing throughout, gas central heating powered by a combination gas central heating boiler located in bedroom two's storage cupboard.

To find the property, from Quorn village centre proceed from the roundabout next to The White Horse pub and head along Leicester Road to the mini roundabout turning right on to Wood Lane. Proceed along here taking the last turning on the left hand side in to Unitt Road where the property is situated on the left hand side identified by the agent's 'For Sale' board.

ENTRANCE HALL 4m x 1.81m (13'1" x 5'11")

LOUNGE 4.4m x 3.86m (14'5" x 12'8")

DINING ROOM 3.3m x 3.12m (10'10" x 10'2")

KITCHEN 2.88m x 3.16m (9'5" x 10'5")

BEDROOM ONE 4m x 2.72m (13'1" x 8'11")

BEDROOM TWO 4.46m x 2.72m (14'7" x 8'11")

BEDROOM THREE 4.49m x 2.7m (14'8" x 8'11")

BEDROOM FOUR 3.14m x 2.14m (10'4" x 7'0")

BATHROOM 2.09m x 1.68m (6'11" x 5'6")



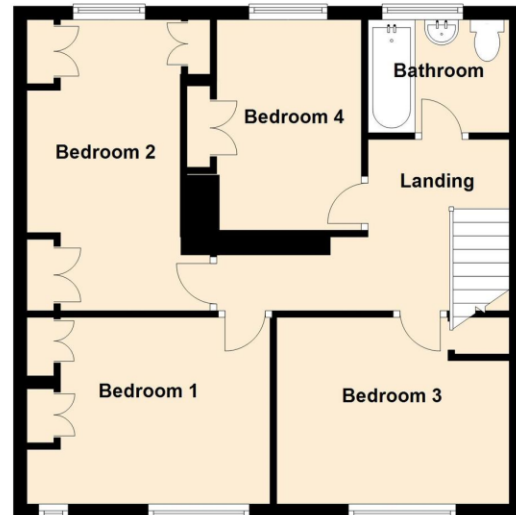
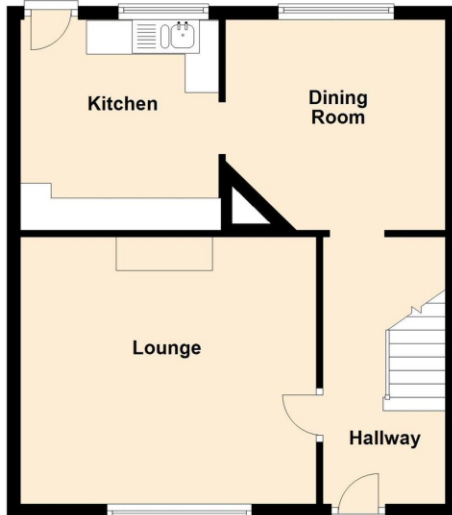
Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



Total area: approx. 102.7 sq. metres (1105.1 sq. feet)

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



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