



Ploughlands, Quorn



Offers over £325,000

- DETACHED FAMILY HOME
- MODERN DESIGN
- THREE BEDROOMS
- DRIVE & GARAGE
- INTEGRATED KITCHEN
- MASTER WITH EN-SUITE
- Freehold
- EPC rating B



A charming and well-maintained three bedroom detached house, situated in a quiet and sought-after residential area in the popular village of Quorn.

This home offers both comfort and convenience, perfect for families and with modern features and quality finishes throughout, this property is ready for you to move in and make it your own.

Enter the property through the composite door into the bright and airy hall with ground floor wc and stairs to the first floor. There is a spacious full width lounge having dual aspect and two windows, again making for a light and bright space.

The full width integrated kitchen has on trend grey cupboard units at base and eye level with integrated appliances including induction hob with extractor hood, built in oven, dishwasher and fridge freezer. To the dining section, there are French doors out to the landscaped garden.

Stunning Amtico flooring runs throughout the main living areas, providing a sophisticated and durable finish.



At first floor there are three bedrooms, the master with an ensuite having a shower cubicle, wash hand basin with shaver point and low level WC. Two further good sized bedrooms, one is currently utilised as a children's nursery.

Finally the family bathroom which is modern and bright with grey tiled splashbacks, bath with off tap shower, wash hand basin and low level WC.

To the outside, there is a front garden with path leading to the front door. At the side, a long driveway providing ample off-street parking space which leads to a single garage, ideal for extra storage or parking. At the rear is a beautiful landscaped with large patio area perfect for entertaining and dining.

Good to know: The gas central heating is operated by a Hive system, giving you convenient control over your home's temperature from anywhere. uPVC double glazed throughout. There is a well insulated loft, offering excellent energy efficiency. The Great Central Railway line runs behind the back garden fence with views of the steam trains.

Contact us today to arrange a viewing and see all that this home has to offer.

To find the property: From Loughborough town centre, head south along the A6 on Leicester Road, turn right on to Lodge End. Lodge End turns slightly right and becomes Ploughlands where the property is identified by the agent's For Sale board.

HALL

GROUND FLOOR WC

LOUNGE 3.5m x 7.3m (11'6" x 24'0")

KITCHEN DINER 2.8m x 6.6m (9'2" x 21'8")

GROUND FLOOR WC 1.1m x 1.5m (3'7" x 4'11")

BEDROOM ONE 2.8m x 4.2m (9'2" x 13'10")

EN-SUITE

BEDROOM TWO 2.7m x 4.8m (8'11" x 15'8")

BEDROOM THREE 2m x 4.6m (6'7" x 15'1")

BATHROOM 1.8m x 2.1m (5'11" x 6'11")





SERVICES & TENURE

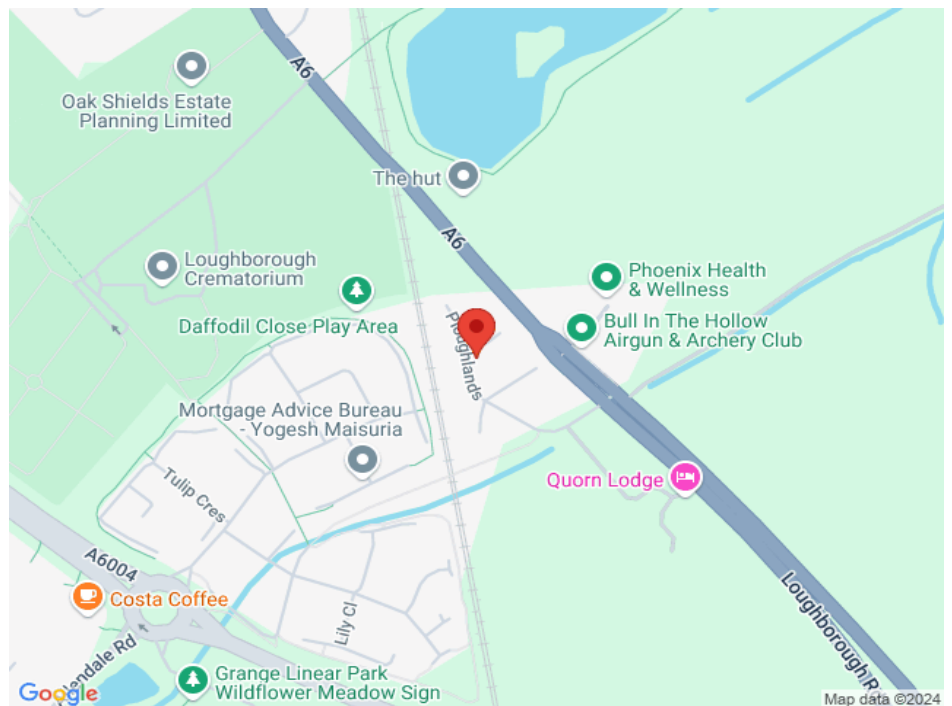
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.
(Estate charges? TBC by vendor)

DISCALIMER

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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