



Quorn Close, Loughborough



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**£240,000**

- EXTENDED SEMI-DETACHED
- THREE BEDROOMS
- SEMI OPEN PLAN LIVING
- UTILITY ROOM
- GROUND FLOOR W.C.
- EDGE OF TOWN CENTRE LOCATION
- FREEHOLD
- EPC rating C



Occupying this quiet, unadopted cul-de-sac position just a short distance from the town centre, is this 1960s extended and immaculately presented semi-detached property.

The home offers extra-large windows flooding the rooms with light along with wood flooring and white-washed walls throughout.

Enter through the generous hallway with original retro style stair balustrade and a solid oak glazed door into the full length lounge diner. The room is centred around a living flame effect electric fireplace, space for a sofa arrangement and dining table, sliding patio doors leading out into the garden ideal for summer entertaining and partially open plan to the kitchen.

The bespoke solid pine fitted farmhouse style kitchen has gas and electric cooker points and space for a range oven with fitted extractor hood, quality porcelain sink with mixer bowl, concealed plumbing for a dishwasher and under stairs storage pantry. A uPVC double side entrance door leads out into the extension which forms a utility style room having space for American style fridge freezer, plumbing for washing machine, ground floor WC, front entrance door from the driveway and French doors to the rear leading out into the garden.



Upstairs there are three bedrooms (two double) with bedroom one having a range of fitted wardrobes, bedroom two and three overlooking the rear garden and a modern, fully tiled shower room with vanity style suite, double shower enclosure with mixer shower and chrome heated towel radiator.

The property is situated towards the head of the cul-de-sac, the driveway having parking for approximately two cars and a paved and planted frontage. The low maintenance rear garden is entirely secure with access only through the utility room. Laid to low maintenance paving with borders and shrubs, brick built single garage suitable only for storage or potentially a motorcycle (accessing through the utility room) with up and over door light power and side pedestrian door.

Good to know, the property has uPVC double glazing throughout. Gas central heating powered by a Baxi combination boiler located in the kitchen. The gas and electricity metres are situated in the under stairs pantry.

To find the property; proceed from the town heading away on Leicester Road continuing ahead at the Shelthorpe traffic lights where Quorn close is the next turning on the left-hand side and where the property is situated upon the right as identified by the Agents for sale board.



ENTRANCE HALLWAY 4.59m x 1.98m (15'1" x 6'6")

LOUNGE DINER 7.22m x 4.12m (23'8" x 13'6")

KITCHEN 3.08m x 2.55m (10'1" x 8'5")

UTILITY ROOM 4.43m x 2.25m (14'6" x 7'5")

GROUND FLOOR W.C. 1.8m x 0.94m (5'11" x 3'1")

BEDROOM ONE 3.83m x 3.73m (12'7" x 12'2")

BEDROOM TWO 3.42m x 3.21m (11'2" x 10'6")

BEDROOM THREE 2.32m x 2.31m (7'7" x 7'7")

SHOWER ROOM 2.38m x 1.81m (7'10" x 5'11")





## SERVICES

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

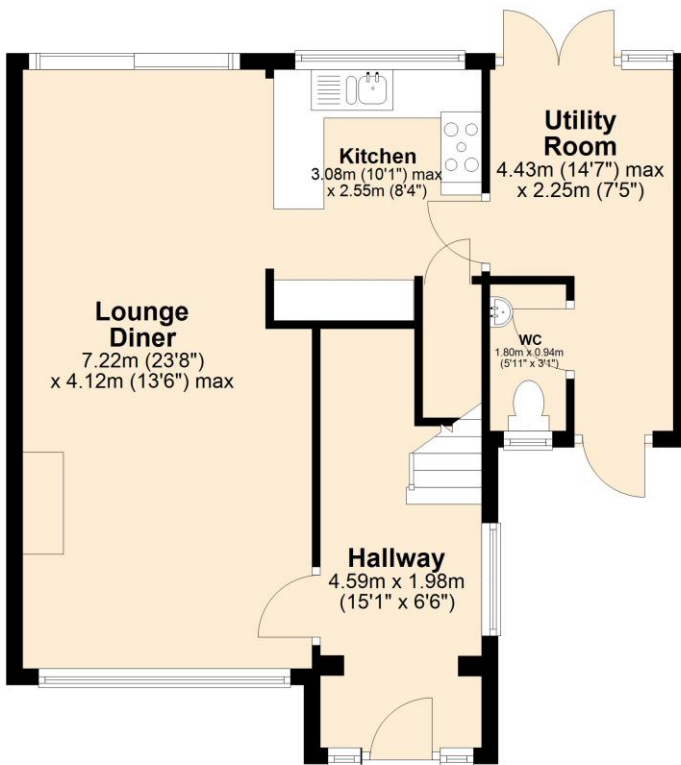
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

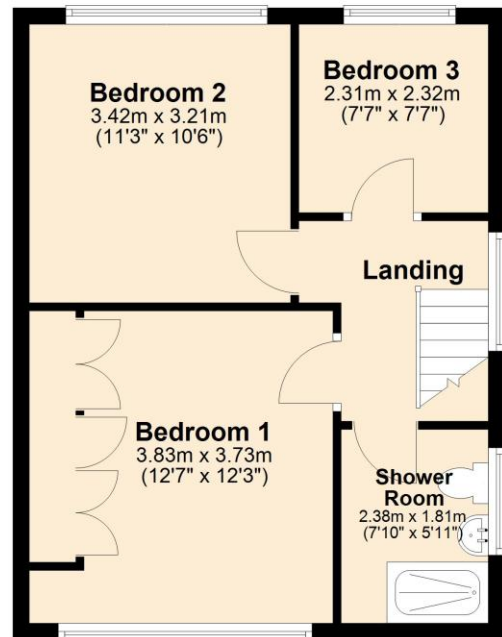
## Ground Floor

Approx. 56.9 sq. metres (612.6 sq. feet)

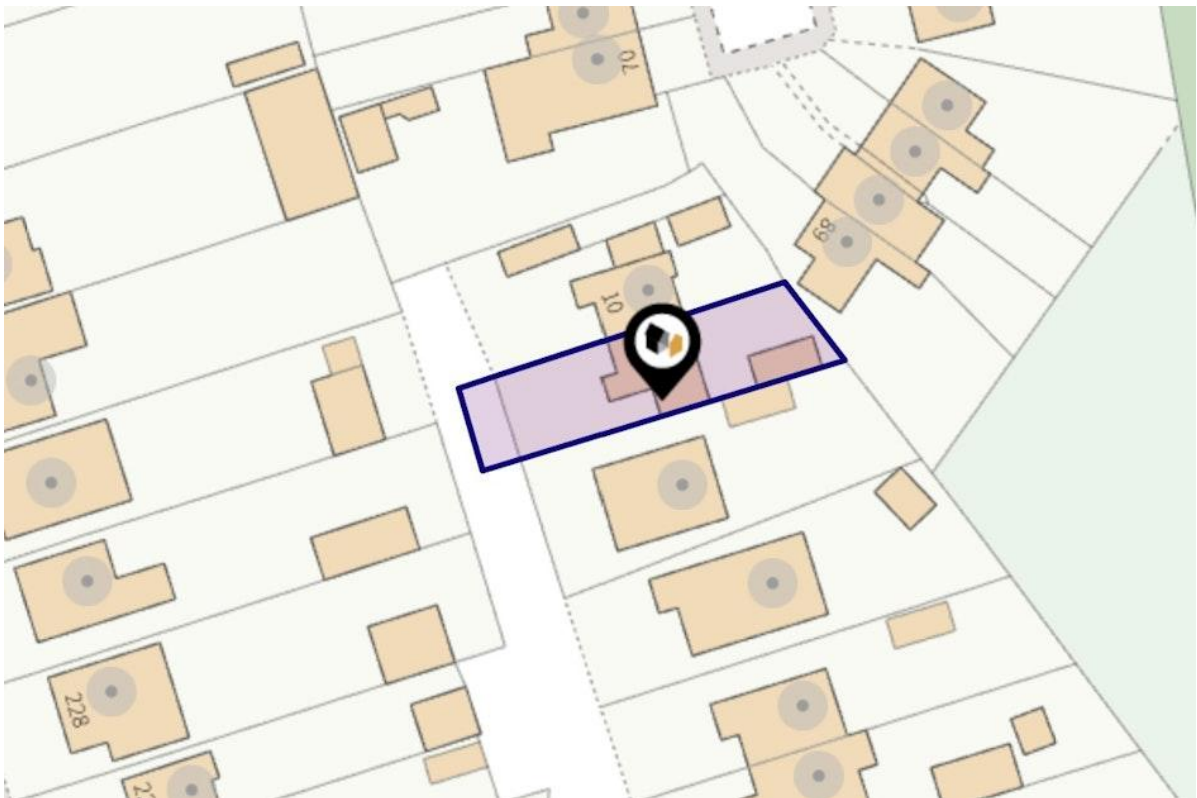


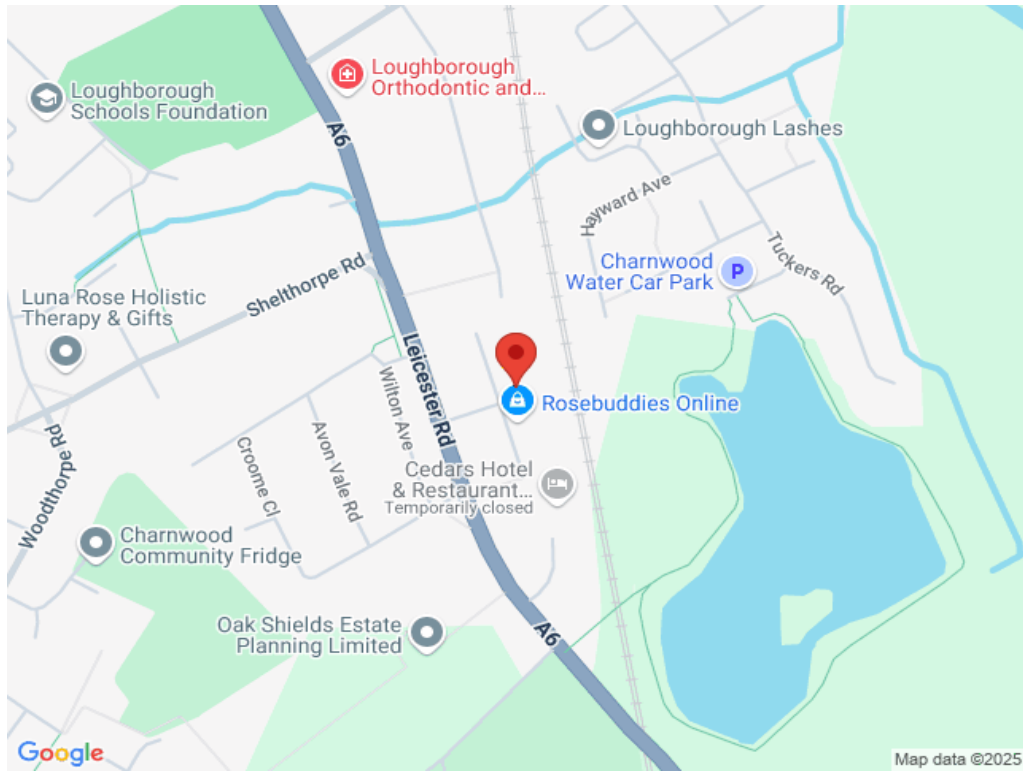
## First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 98.3 sq. metres (1058.0 sq. feet)





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