



Sinclair

21 Mansfield Street, Quorn, Leicestershire, LE12 8BE

£255,000

01509 812777 sinclairstateagents.co.uk

Property at a glance

- Extended Period Residence
- Bespoke Hand Made Kitchen
- Downstairs Study Room
- Council Tax Band*: B
- Two Double Bedrooms
- Feature Bathroom
- Two Further Reception Rooms
- Price: £255,000

Overview

Situated in the sought after village of Quorn and with ease of access to the village centre and amenities this period property has two reception rooms, bespoke hand made kitchen, study room, two double bedrooms and bathroom which is a particular feature of sale. Outside there is a side courtyard continuing to a pleasant patio area and the garden beyond laid to grass with a variety of plants and shrubs.

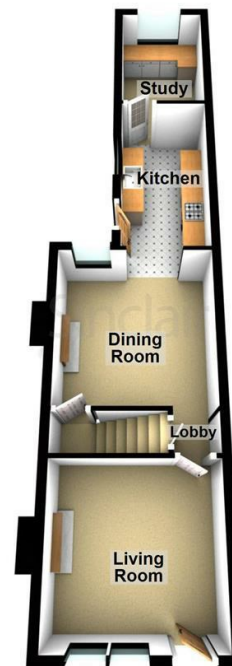
Location**

Quorn was built around the old A6 road which runs through the centre of the village. The village has a train station 'Quorn & Woodhouse' which is now a site of historical and cultural interest on the reserved Great Central Steam Railway. The River Soar forms much of the eastern boundary and captures parts of the Grand Union Canal. The postcard village is extremely popular with a host of restaurants and pubs to suit all tastes. St Bartholomew's is the village Primary School and Rawlins Community College (Year 7 through to 6th form also provides adult education and leisure classes). Clubs; Football, bowls, tennis, scout, brownies and more. Nearest Airport: East Midlands (11.1 miles). Nearest Train Station: Loughborough (3.2 miles). Nearest Town/City:



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

uPVC double glazed entrance door through to reception room one / living room.

RECEPTION ROOM ONE / LIVING ROOM

11'8" x 10'11" (3.56m x 3.33m)

(To the side of chimney breast)

uPVC double glazed sash style windows to the front elevation, feature fireplace with raised slate hearth and an inset solid timber beam. There is cornice to ceiling, radiator and door accessing an inner lobby area.

INNER LOBBY

The inner lobby has an under stair storage cupboard, wood flooring and open access to the reception room two / dining room.

RECEPTION ROOM TWO / DINING ROOM

12' x 11'7" (3.66m x 3.53m)

(To the side of chimney breast)

Feature ornamental cast iron fireplace with wooden sides and over mantel, continued wood flooring from the lobby, radiator, door with stairs accessing the first floor, uPVC double glazed window to the rear elevation and open access to the kitchen.

KITCHEN

12'6" x 6'5" (3.81m x 1.96m)

The kitchen is bespoke and hand made by Mountsorrel Pine and has a Belfast sink with cupboards under, solid wooden work surfaces and base level units, gas cooker point with stainless steel extractor canopy hood over, plumbing for a slimline dishwasher and washing machine, uPVC double glazed window to the side elevation and door accessing the side garden. Space for a tall standing fridge freezer and door accessing the downstairs study.

STUDY

11'3" x 5'7" (3.43m x 1.70m)

The office is fitted out with rustic scaffold board shelving, solid timber desk area, uPVC double glazed window to the rear elevation overlooking the garden, radiator and wood flooring.

ON THE FIRST FLOOR

On the first floor the landing gives way to two double bedrooms and a feature bathroom with four piece suite. Loft access hatch.

BEDROOM ONE

11'8" x 11' (3.56m x 3.35m)

(To the side of chimney breast)

uPVC double glazed sash style windows the front elevation, built in wardrobe / cupboard and radiator.

BEDROOM TWO

12' x 8'8" (3.66m x 2.64m)

(To the side of chimney breast)

uPVC double glazed window to the rear elevation. Radiator.

BATHROOM

The bathroom is a particular feature of sale fitted with a four piece suite comprising: walk-in shower cubicle with thermostatic shower and chrome fittings, drencher shower and an additional shower head and hose to riser. There is a free standing claw foot and roll top bath with centre mounted telephone style chrome mixer tap, low flush WC, pedestal wash hand basin, combination radiator and heated chrome towel rail. uPVC double glazed window to the rear elevation, storage unit with shelving and cupboard housing the wall mounted combination gas fed boiler. Wood flooring and feature exposed brick wall.

OUTSIDE

To the front the property is flush fronted with secure gated access with block paved pathway leading to the main garden. To the side there is a courtyard area with outside water tap which opens to a pleasant patio area with pergola and outside electric power.

Gated and trellis access to a further garden which is laid to grass with a variety of plants and shrubs and timber built shed.

SPECIAL NOTE TO PURCHASERS

It may be of interest that the current Vendors have architectural drawings and plans for a loft conversion providing a master bedroom and en-suite. The drawings have not been submitted for planning.



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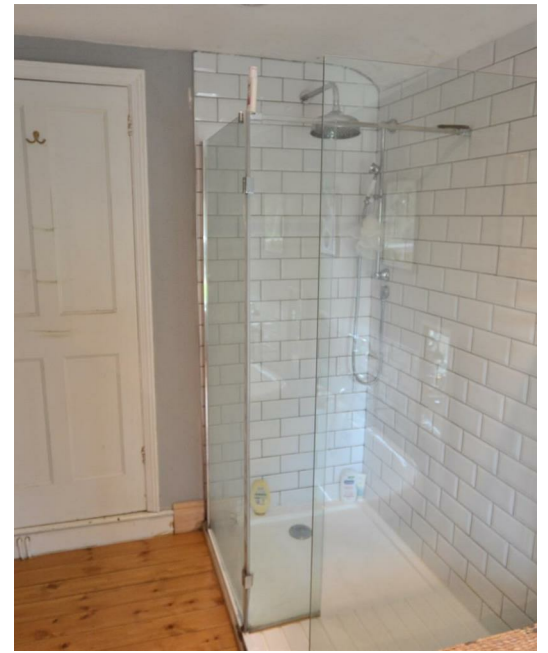


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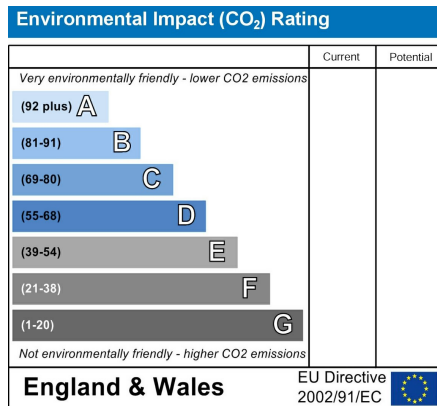
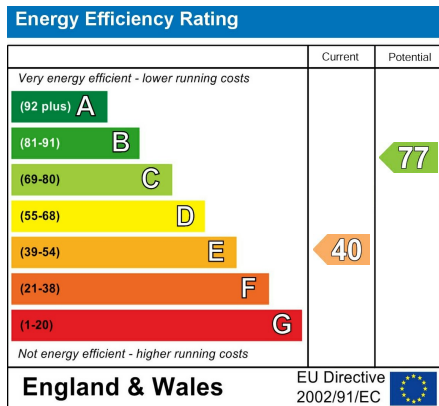
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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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15 High Street, Sileby, Leicestershire, LE12 7RX
Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk