



Sinclair



9 Lambkin Close, Quorn, Leicestershire, LE12 8EL

£375,000

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Property at a glance

- A Select Development
- Three Bedrooms
- Favoured Village Location
- Council Tax Band*: D
- Feature Master Bedroom
- Driveway and Garaging
- No Upward Chain
- Price: £375,000

Overview

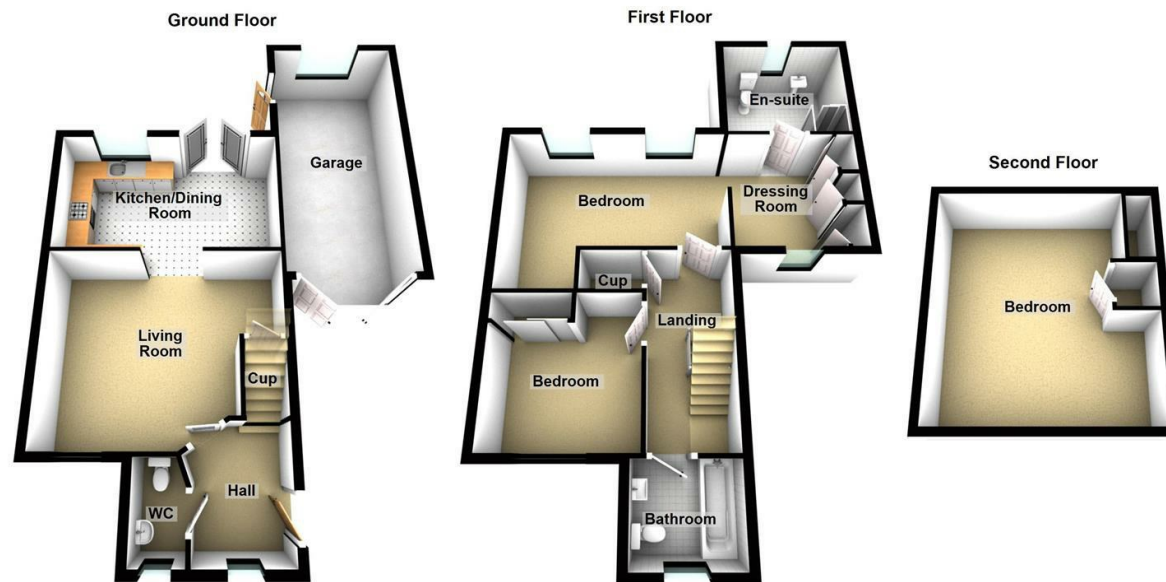
This mews style property is situated within a selected development in the favored Charnwood village of Quorn. The property is offered with no upward chain and has accommodation which in brief comprises; entrance hall, downstairs cloakroom/wc, Living room, open plan dining kitchen. On the first floor landing gives way to the feature master bedroom with dressing room and en-suite shower room; there is a third bedroom and family bathroom. On the second floor there is a second bedroom with a built in storage cupboard. Outside there is a block paved driveway providing off road car standing, a garage and an enclosed rear garden.

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 preserved 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: Loughborough (2.5 miles). Nearest Motorway: M1 (J23)



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



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Detailed Accommodation

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There is a timber entrance door with inset double glazed window through to the entrance hall.

ENTRANCE HALL

The entrance hall has oak veneer doors accessing the wc and main living room. There is also stairs accessing the first floor, double glazed windows to the front and side elevation, tiled flooring and radiator.

CLOAKROOM/WC

Fitted with a whit 2-piece suite comprising of a low flush wc and a wash hand basin with chrome mixer tap. There is a radiator, continued tiled flooring from the hallway, double glazed opaque glass window to the front elevation

LIVING ROOM

15'6 max x 12'5 min x 13'10 (4.72m max x 3.78m min x 4.22m)

Double glazed window to the front elevation, radiator, door accessing under stairs storage cupboard. From the living room there is an open access to the fitted open plan dining kitchen.

DINING KITCHEN

15'6 x 9'8 (4.72m x 2.95m)

The kitchen is fitted with an inset stainless steel sink unit with chrome mixer tap over and cupboards under, fitted units to the wall and base, marble worksurface with tiled surround, plumbing for washing machine, wall mounted concealed gas boiler. There is a range of integrated appliances including a stainless steel gas hob with double oven under and extractor fan over, dishwasher, plumbing for washing machine, fridge and freezer. Tiled flooring, double glazed window to the rear elevation over looking the garden, radiator and double glazed french patio doors accessing the rear garden.

FIRST FLOOR

On the first floor there are oak veneer doors accessing two bedrooms with a dressing area and en-suite shower into the master, and a family bathroom. Radiator, stairs accessing the top floor, an airing cupboard that has a new hot water system.

MASTER BEDROOM

15'6 x 9'1 min x 12 max (4.72m x 2.77m min x 3.66m max)

The mater bedroom is a particular feature of sale with two double glazed windows to the rear elevation overlooking the garden, two radiator, open access to a well proportioned dressing room.

DRESSING ROOM

10 x 7'6 (front of wardrobe/cupboards) (3.05m x 2.29m (front of wardrobe/cupboards))

Double glazed velux window to the front elevation, radiator, range of fitted wardrobes/cupboards, chest of drawers, door access to en-suite shower room

ENSUITE SHOWER ROOM

Fitted with a white 3-piece suite comprising of a double width shower cubicle with drying area, thermostatic shower and shower screening, low flush wc, wash hand basin with chrome mixer tap. There is a heated chrome towel rail, tiled flooring, tiled splashbacks, double glazed velux window to the rear elevation.

BEDROOM THREE

9'7 x 8'11 (front of wardrobe/cupboards) (2.92m x 2.72m (front of wardrobe/cupboards))

There is a double glazed window to the front elevation, double wardrobe/cupboard, radiator.

FAMILY BATHROOM

Fitted with a white 3-piece suite comprising power bath with chrome mixer tap and thermostatic shower over, shower screening, low flush wc, wash hand basin with chrome mixer tap, double glazed opaque glass window to front elevation, tiled flooring, radiator

SECOND FLOOR

On the second floor there is a landing area, double glazed velux window, open veneer door accessing bedroom two.

BEDROOM TWO

17'3 x 12 (with some restricted head height) (5.26m x 3.66m (with some restricted head height))

Double glazed velux windows to the rear and front elevations, radiator, door accessing storage cupboard.

OUTSIDE

To the front of the property is a block paved driveway providing off road car standing which leads to the garaging

GARAGE

20'8 x 9'9 (6.30m x 2.97m)

The garage has a double remotely operated electric door and personal access door leading to the garden.

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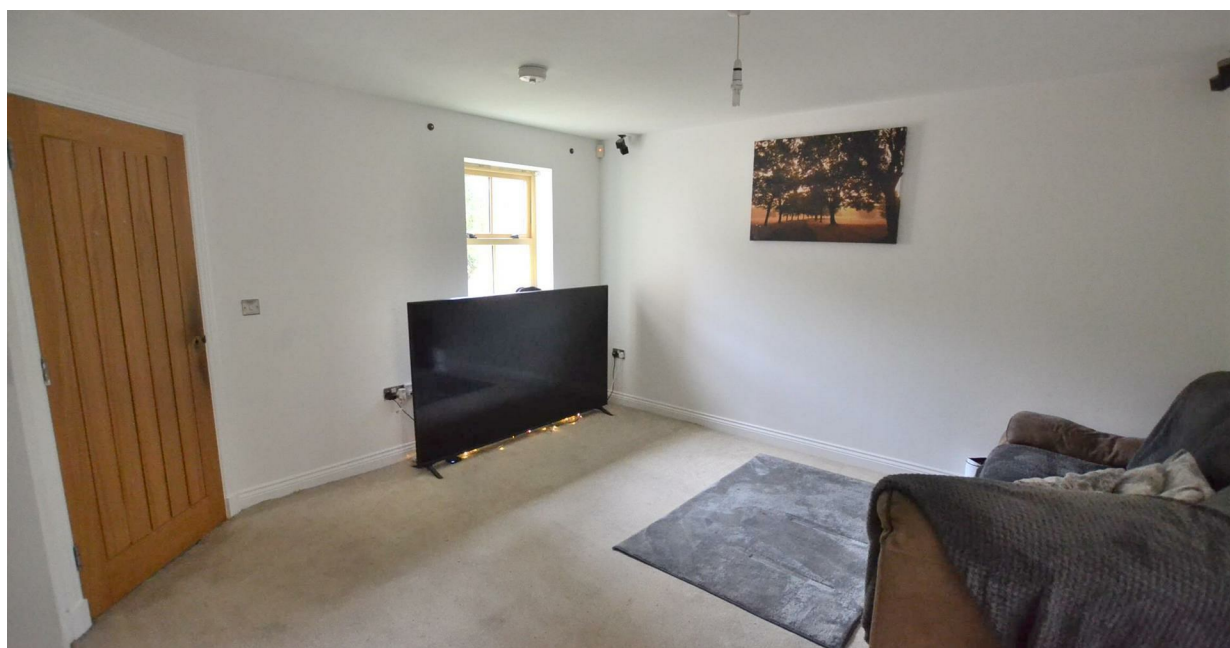
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GARDEN

The rear garden is enclosed with timber screened fencing, patio area, grassed area, outside water tap, access gate leading to the side.

NOTE TO PURCHASERS

There is a maintenance fee payable for the upkeep of the private road of £201.13 paid every 6 months (figures for 2024)



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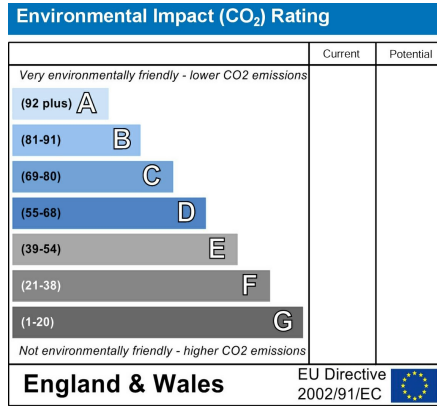
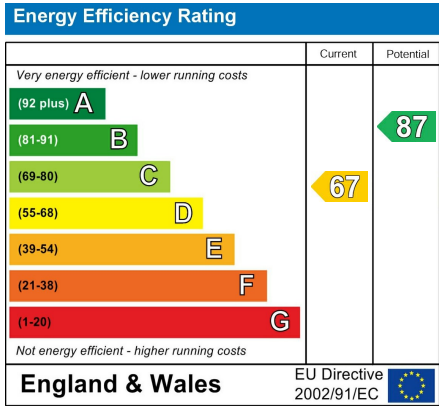


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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make 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

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.

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Money Laundering

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

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Thinking of Selling?
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