

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

58 Leicester Road, Quorn, Leicestershire, LE12 8BB

£269,500

01509 812777 sinclairstateagents.co.uk

Property at a glance

- Three Bedrooms
- Period Residence
- Ease of Access To Village Centre
- Council Tax Band*: C
- New Carpets & Decor (Dec 2022)
- uPVC D.Glazing/G.C.Heating
- Gravelled Frontage
- Price: £269,500

Overview

WITH NEW FLOOR COVERINGS THROUGHOUT AND HAVING BEEN COMPLETELY RE-DECORATED (DECEMBER 2022), THIS DISTINCTIVE PERIOD STONE FRONTED RESIDENCE SITUATED IN THE EVER SOUGHT AFTER VILLAGE OF QUORN AND WITH EASE OF ACCESS TO THE VILLAGE CENTRE AND AMENITIES. The property offers excellent potential with accommodation which in brief comprises: Living room, inner lobby, dining kitchen, rear lobby and bathroom with three piece suite. On the first floor the landing gives way to three bedrooms. Outside there is a graveled frontage and to the rear there is a pleasant enclosed garden backing on to the grounds of Quorn Country Club. EPC Rating - D.

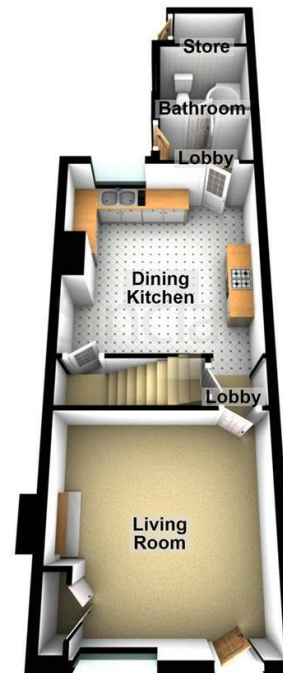
Location**

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:

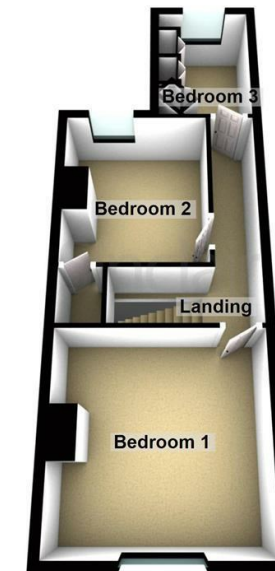


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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

13'6" x 12'11" (4.11m x 3.94m)
(To the side of chimney breast)

uPVC double glazed window to the front elevation, built-in meter cupboard, radiator and door accessing an inner lobby.

INNER LOBBY

The inner lobby has access to an under stair storage cupboard and dining kitchen.

DINING KITCHEN

13'8" x 13' (4.17m x 3.96m)
(To the side of chimney breast)

Double stainless steel single drainer sink unit with cupboards under. Fitted units to the wall and base, roll edge work surface with tiled surround, gas hob, double eye level oven and grill, radiator, brick chimney breast, plumbing for washing machine and dishwasher, stairs accessing the first floor, uPVC double glazed window to the rear elevation overlooking the garden and door accessing the rear lobby.

REAR LOBBY

The rear lobby has a door accessing the garden and space for a tall standing american style fridge freezer. Door through to the bathroom.

BATHROOM

The bathroom is fitted with a P shaped panel bath with chrome taps and thermostatic shower over, low flush WC with push button flush, pedestal wash hand basin, heated chrome towel rail, tiled walls and uPVC double glazed opaque glass window to the side elevation.

ON THE FIRST FLOOR

On the first floor the landing gives way to three bedrooms.

FRONT BEDROOM ONE

13'6" x 13'1" (4.11m x 3.99m)
(To the side of chimney breast)

uPVC double glazed window to the front elevation. Radiator.

BEDROOM TWO

13'1" x 9'11" (3.99m x 3.02m)

uPVC double glazed window to the rear elevation, radiator and built-in over stair wardrobe / cupboard.

BEDROOM THREE

10'4" x 5'3" (3.15m x 1.60m)

(To the front of fitted wardrobe / cupboards)

uPVC double glazed window to the rear elevation overlooking the garden, range of fitted wardrobe / cupboards, one of which houses the gas fed boiler. Radiator.

OUTSIDE

To the front of the property there is hard standing.

To the rear there is a slabbed side courtyard area with outside water tap and access to a brick built store. There is an enclosed garden to the rear with walled and fenced boundaries, the rear backing on to the grounds of Quorn Country Hotel. There is a timber built shed, gated access leading the alleyway which leads to the front and a variety of plants and shrubs with a further slabbed patio area located to the rear of the garden.

NOTE TO PURCHASERS

Please note that the property is currently tenanted and there will be a notice process to consider prior being able to exchange and complete on the property.



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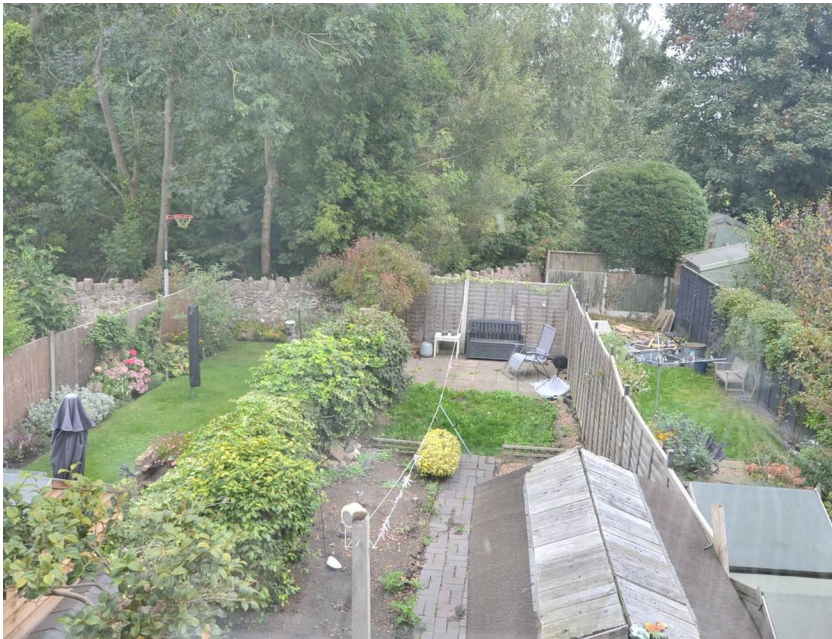
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| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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?

For a free valuation of your property with no obligation
call Sinclair on 01509 812777



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