

Weavers Close

Quorn, Loughborough, LE12 8FF

John German





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Guide Price £440,000

Offered to market with no upward chain this spacious family home is positioned in the heart of Quorn. Providing versatile accommodation arranged over three floors, suitable for modern family living.



Situated in the heart of this highly regarded Leicestershire village, this modern and spacious property is presented to the market with the benefit of no upward chain.
Enjoying a secluded position on this modern development, the front door opens to the spacious entrance hallway, with doors off to the downstairs accommodation as well as a useful internal access door to the garage.

This level has two rooms towards the rear aspect, one of which has the benefit of an en-suite shower room, offering potential for use as a downstairs bedroom or superb office/study.

There is a further reception room, having patio doors which give access out to the rear garden, along with access through to the utility room hosting storage units, work surface, sink and under counter appliance space. Completing the ground floor is the guest cloakroom, having a WC and hand wash basin.

The impressive space continues on the first floor, with there being a generously proportioned lounge with two Juliet balconies offering views out over the village - offering an ideal reception space.
Adjacent, there is another reception space which is currently utilised as a formal dining room, but could be used for a variety of other uses.

In addition, on this level is the well equipped kitchen, with natural light flooding in from the two double glazed windows to the front aspect. There are extensive wall and base units with work surface over, integrated oven, gas hob and overhead extractor. There is further appliance space, and a useful pantry storage cupboard.

Continuing up to the second floor, the spacious theme continues with there being three very well proportioned bedrooms.

The first of which has integrated storage and access to the part tiled jack and jill bathroom hosting a suite with panelled bath, pedestal hand wash basin and low level WC.

The second is another generous double, again having built in storage and its own en suite, with an enclosed shower, WC and hand wash basin.

The third bedroom is another double, further highlighting the suitability of this property for family living.

Externally, the rear garden is well screened with mature borders but still offers views out over the stream and beyond. Ideal for sitting out or for entertaining guests, the garden is landscaped creating a low maintenance space with decked patio area and artificial lawn.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick **Parking:** Allocated spaces **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

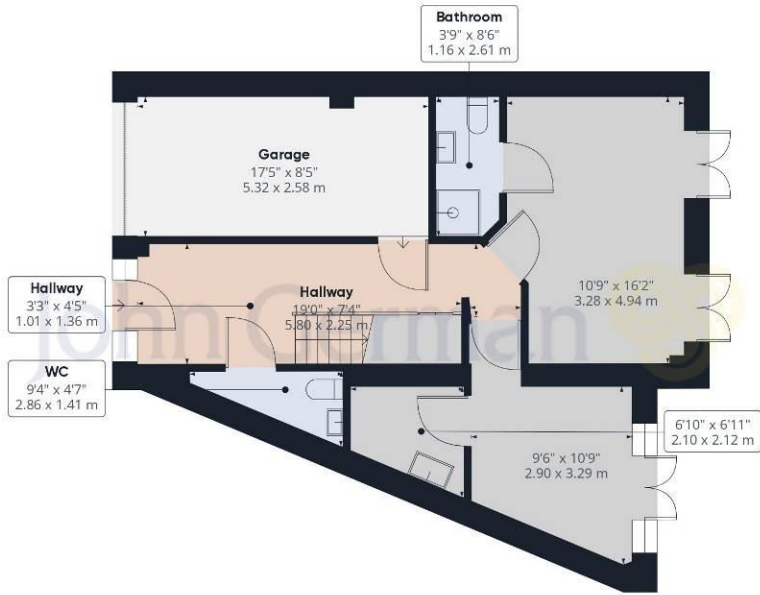
Local Authority/Tax Band: Charnwood Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA16022024



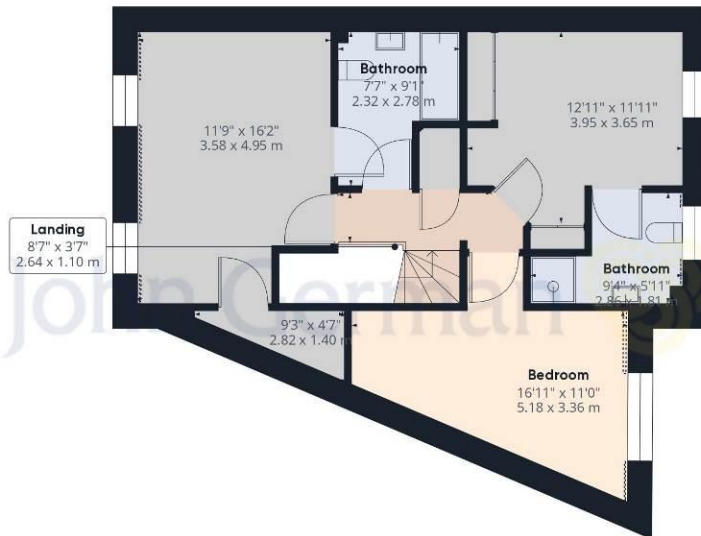




Ground Floor



Floor 1



Floor 2

Approximate total area⁰¹

2012.71 ft²
186.99 m²

Reduced headroom

3.16 ft²
0.29 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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