

Sinclair



2 Alexander Road, Quorn

Loughborough

£520,000

2 Alexander Road

Quorn, Loughborough

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Generous End Plot
- Extended Open Plan Living Space
- Favoured Village Location
- Master En-Suite
- Double Garage/ Ample Parking
- Downstairs WC



Porch

6' 8" x 4' 8" (2.03m x 1.42m)

UPVC double glazed door with adjacent windows through to the entrance porch. The entrance porch is well proportioned with tiled flooring and access to the reception hall.

Reception Hall

The reception hall has stairs accessing the first floor, radiator doors accessing the downstairs WC, fitted kitchen and the open plan and extended living space.

Downstairs WC

Fitted with a white two-piece suite comprising low flush WC and wash hand basin, radiator and UPVC double glazed window

Kitchen

14' 8" x 8' 4" (4.47m x 2.54m)

The kitchen is fitted with a 1 1/2 bowl single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, roll edge worksurface and tile surround. There is under unit lighting, electric cooker point with extractor fan over and small breakfast bar area. There is plumbing for dishwasher, UPVC double glazed window with fitted shutter blinds. There is a utility area with roll edge work surface, plumbing for washing machine and space for tumble dryer. UPVC door access accessing the garden.



Open Plan Living Space (Lounge Area)

12' 6" x 16' 1" (3.81m x 4.90m)

A super open Plan space with lounge, dining and additional office/snug area. The lounge area has a central fireplace, radiator and open access to the dining area and snug/Office

Open Plan Living Space (Dining Area)

8' 8" x 15' 10" (2.64m x 4.83m)

The living space offers flexibility and the rear extension is currently used as a family dining room with double glazed skylight windows, radiator, UPVC double glazed window and UPVC double glazed French patio doors overlooking and accessing the garden

Further Sitting Area/ Office Space

11' 4" x 8' 4" (3.45m x 2.54m)

This flexible room could be utilised for a number of purposes, including an additional snug/sitting area or office. UPVC double glaze window and radiator.

Landing

The landing gives way to 4 bedrooms (with en-suite to master) a family bathroom and UPVC double glazed window. There is an airing/ storage cupboard.

Bedroom One

9' 11" x 13' 5" (3.02m x 4.09m)

(including wardrobes) UPVC double glazed window overlooking the garden, radiator and door access accessing the en-suite. There are fitted wardrobes.

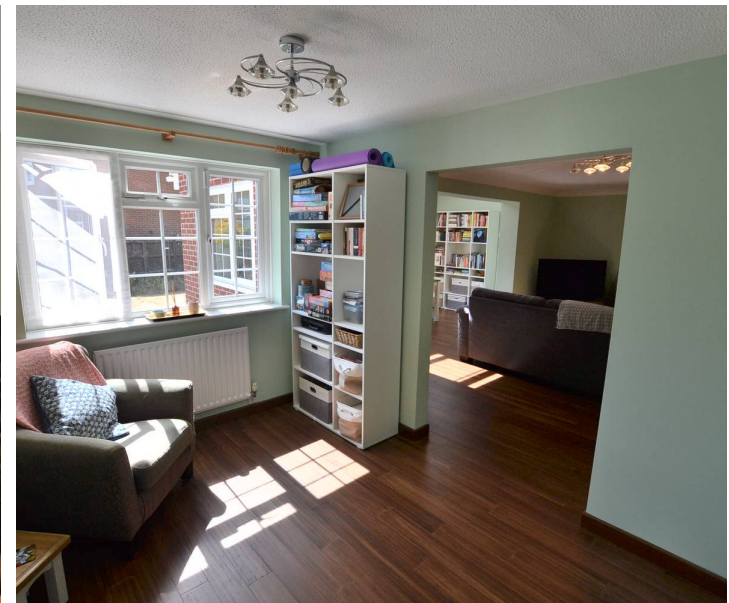
En-Suite

Fitted with a white three-piece suite comprising shower cubicle with thermostatic shower, low flush WC, pedestal wash hand basin, heated towel rail and UPVC double glazed window

Bedroom Two

9' 10" x 11' 4" (3.00m x 3.45m)

UPVC double glazed window overlooking the garden and radiator



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FRONT GARDEN

GARDEN

The property occupies a generously proportioned and plot with mature trees to the boundary. There is a slab patio area surrounding the property providing pleasant seating areas with an enclosed And took away sitting area to the rear of the garage. The garden is laid mainly to lawn, there are mature plants and shrubs and a timber built summer house/studio.

DRIVEWAY

4 Parking Spaces

DOUBLE GARAGE

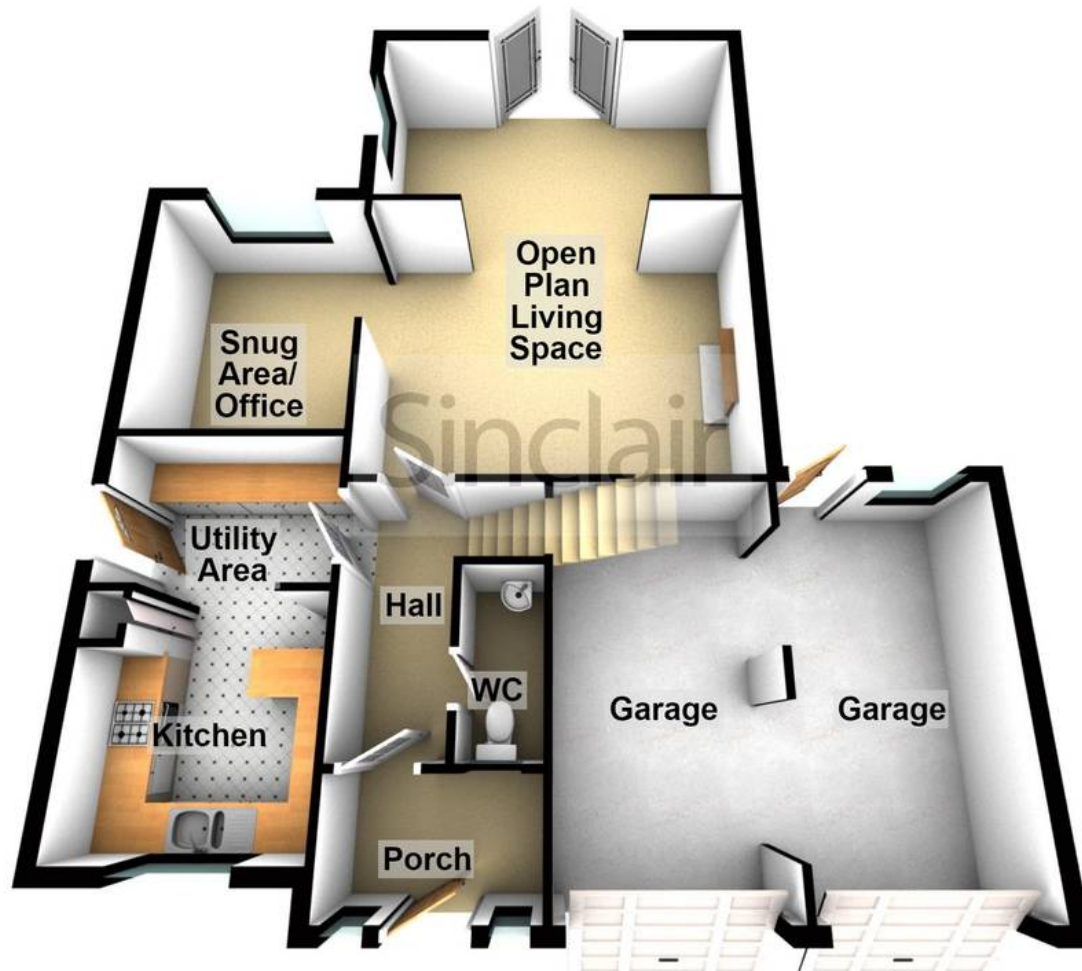
2 Parking Spaces

Two up and over doors, electric light and power and a personal access door to the rear garden.





Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 15-15A High Street – LE12 7RX

01509 812777

sileby@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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