



**THE COPPIE, QUORN**  
GUIDE PRICE: £ 425,000



Set in the heart of one of Charnwood's most desirable villages, this three-bedroom detached bungalow occupies a peaceful cul-de-sac position yet is only moments away from a wide range of local shops, restaurants, and coffee shops. Offered to the market with **NO UPWARD CHAIN**, this is a rare opportunity to secure a home in such a sought-after location.



Upon entering, a spacious hallway provides access to the principal rooms. The generously proportioned lounge features a charming feature fireplace with open fire and French doors opening directly onto the enclosed rear garden, creating a bright and inviting living space.

The breakfast kitchen offers a comprehensive range of wall and base units with sink/drainer, complementary tiled splashbacks, and ample worktop space. There is room for multiple appliances and a breakfast table, with a side door giving access to the front and garden areas.







The property boasts three well-sized bedrooms, including a superb master bedroom complete with en-suite shower room comprising a shower cubicle, WC, and pedestal wash hand basin. A family bathroom serves the remaining bedrooms, fitted with a three-piece suite including bath, WC, and pedestal wash hand basin.



Outside, the home enjoys gardens to the front, side, and rear. The front is low maintenance and features driveway parking leading to a detached double garage, while the rear garden offers a private, enclosed space with paved seating areas and a mainly lawned garden with fenced boundaries—perfect for relaxation or entertaining.

This is a must-view property for those seeking a detached home in a prime village location, with the added benefit of NO CHAIN.





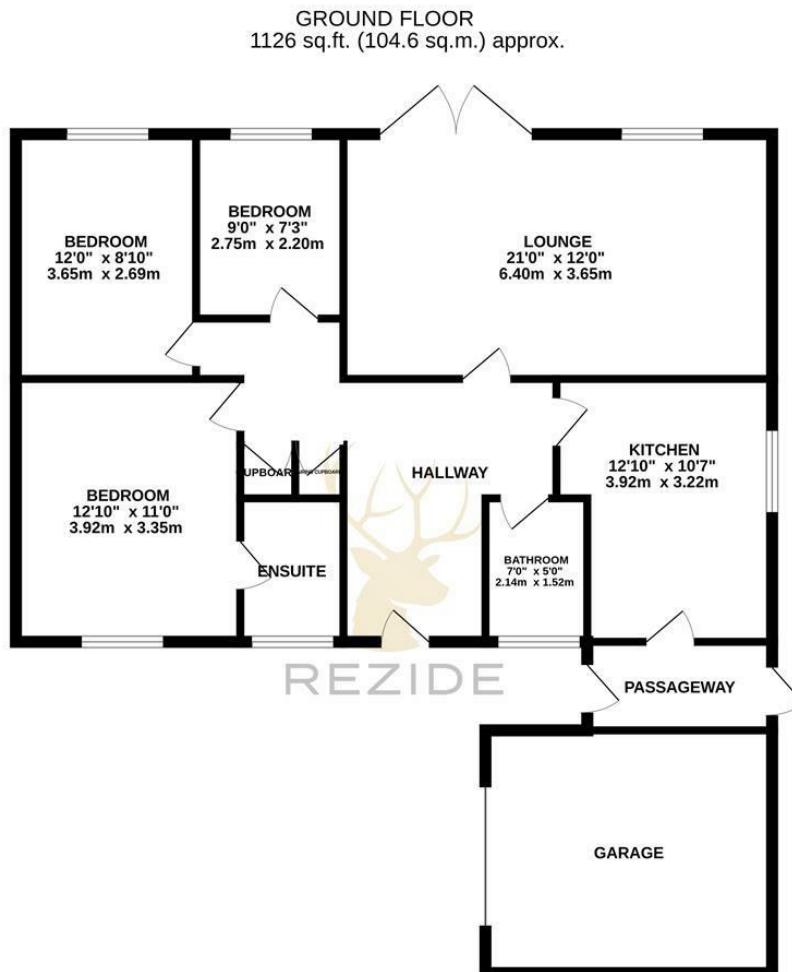
PLOT PLAN FOR GUIDANCE ONLY



REZIDE

# KEY FEATURES:

- No Upward Chain
- Three-Bedroom Detached Bungalow
  - Spacious Lounge
  - Breakfast Kitchen
- Master Bedroom with En-Suite Shower Room
- Family Bathroom
- Driveway & Detached Double Garage
- Private Rear Garden



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These details are for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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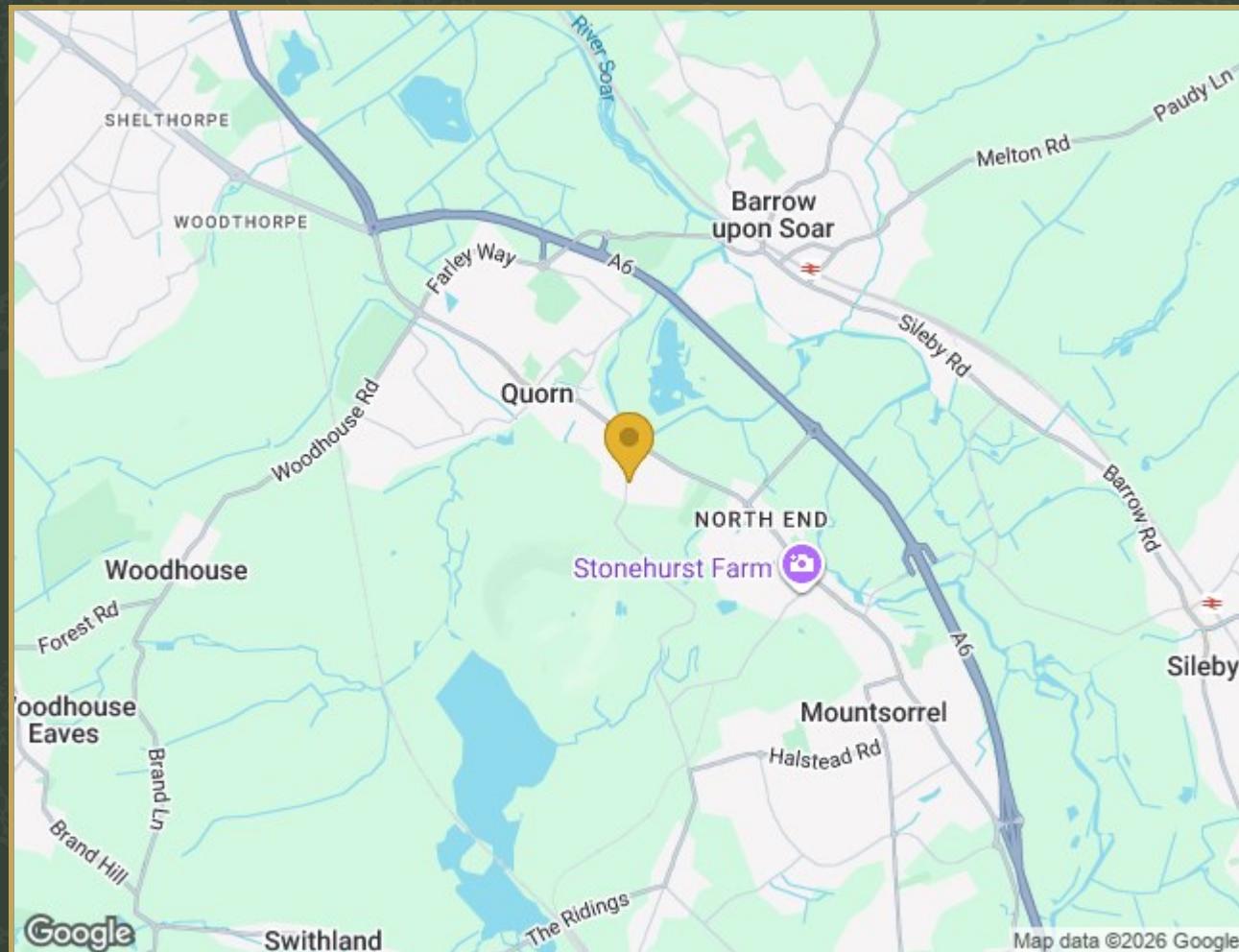


1151.75 sq ft

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

# Property Location



2 The Coppice, Quorn, LE12 8DG