



**** MORE ACCOMMODATION THAN MEETS THE EYE ****

This detached family home has been truly modernised & maintained by the current owners to create a warm and welcoming home. Having spacious accommodation spread over three floors, Quarry Lane will truly tick the box for the growing family. Surrounded by superb amenities, local schools & commuter links, this is a must view. In brief the property comprises; entrance hall, lounge, kitchen, w.c, master bedroom & en-suite along with a further two bedroom & house bathroom can be found to the first floor. An additional reception, bedroom four and store room can be found to the basement level along with garden store. Not forgetting the garage and driveway to front. Quarry Lane also benefits from far reaching views from the rear which you will never get tired of! Call today to arrange your viewing.

Approach

Off road parking to front providing off road parking.

Entrance Hall

Spacious hall with doors radiating off, stairs rise to first floor along with stairs leading down to the basement level, central heated radiator.

Lounge

24'3" x 11'11" (7.41 x 3.65)

Gas fire with surround, bifold doors open onto the balcony with far reaching views, double glazed window to front, spot lights, central heated radiator.

Kitchen

14'2" x 8'6" (4.34 x 2.61)

Modern fitted kitchen with 'Neff' double electric oven and induction hob with extractor above, integrated fridge/freezer and dishwasher, plumbing for washer, sink and drainer, double glazed window to rear, central heated radiator.

W.C

Wash hand basin, w.c, double glazed window to side, central heated radiator.

Landing

Doors off to all first floor accommodation, double glazed window to front, loft access.



Master Bedroom

15'2" x 11'11" (4.64 x 3.64)

Ample fitted wardrobes, double glazed window to rear & side with exceptional far reaching views, central heated radiator, door off to en-suite.

En-Suite

Shower, wash hand basin with storage under, w.c, spot lights, central heated towel rail.

Bedroom 2

11'11" x 11'11" (3.65 x 3.64)

Fitted wardrobes, double glazed window to rear, central heated radiator.

Bedroom 3

11'11" x 10'9" (3.65 x 3.29)

Double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin/w.c vanity, central heated radiator, double glazed window to front, spot lights.

Basement Level Landing

Doors off to all accommodation, central heated radiator.

Bedroom 4

14'1" x 10'11" (4.30 x 3.35)

Double glazed window to rear, central heated radiator.

Reception Room

17'8" x 9'4" (5.41 x 2.85)

French doors open to the rear, central heated radiator, door off to store room.

Store Room

11'6" x 5'8" (3.51 x 1.74)

Garden

A peaceful rear garden that offers a spacious patio area that is truly ideal for those summer evenings spent with friends and family, steps lead down to neat and tidy lawn with border of mature shrubs, access can also be found to the garden store.

Garden Store

Council Tax Band E



Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them

significant marketing expenditure in so doing. If you have any queries

IMPORTANT NOTICE: 1. No description or information given, whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.



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