



Sutton Close, Quorn

welcome to

Sutton Close, Quorn

A well-presented one-bedroom bungalow offering modern interiors, a spacious living room with garden access, fitted kitchen, double bedroom, off road parking and attractive communal gardens—perfect for comfortable single-level living.

Entrance

Entering the property through the front door leads into the hallway with access to all rooms.

Living Room

14' 2" x 9' 9" (4.32m x 2.97m)

The lounge comprises carpeted flooring, a radiator and French doors open directly onto the communal gardens, filling the room with natural light and providing a lovely outlook.

Kitchen

8' 9" x 8' 9" (2.67m x 2.67m)

The kitchen is fitted with modern wall and base units with room for appliances including washing machine, cooker and under-counter fridge and freezer. Additionally, there is an electric hob with cooker hood above, a double-glazed window overlooking the front, making the kitchen feel light and airy.

Bedroom

13' 10" x 8' 8" (4.22m x 2.64m)

A double bedroom with plenty of room for wardrobes and additional furniture. A double-glazed window overlooking the rear elevation, carpeted flooring and radiator.

Bathroom

The bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin and a bath with electric shower above. Finished in clean, neutral tiling and with a double-glazed window to the front elevation.

Outside

The bungalow sits within an attractive, well-maintained development featuring communal lawns, planted borders and winding pathways. Allocated parking is available directly outside the property, with further visitor parking nearby.





view this property online williamhbrown.co.uk/Property/LBH115697



welcome to

Sutton Close, Quorn

- One-bedroom bungalow in a quiet residential location
- Over 55's complex
- Modern fitted kitchen
- Lounge with French doors to the garden
- Off road parking

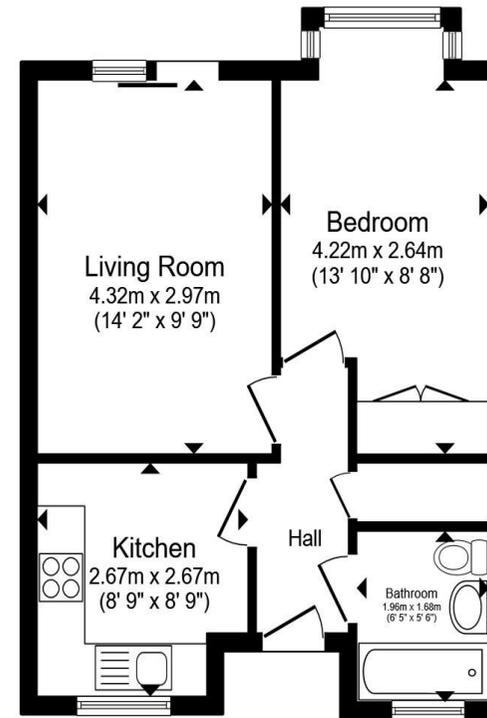
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2928.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



Floor Plan

Total floor area 40.0 m² (430 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/LBH115697



Property Ref:
LBH115697 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk