

Selvester Drive

Quorn, LE12 8YR

John 
German





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£325,000

This well presented three bedroom link detached property is full of features including a garage, off road parking, low maintenance rear gardens and spacious rooms. Located in the idyllic village of Quorn, the property is moments away from the river, local shops and schools making it an ideal family home.

As you pull up to the home you will see the large driveway suitable for multiple cars and garage. Through the front door you enter the main hallway and first you will come to the conveniently located downstairs cloakroom featuring a WC and wash hand basin.

To the right hand side you will find the spacious lounge, this room benefits from neutral décor, vinyl flooring, feature fireplace and large bay window for fantastic natural light.

Through a doorway you enter the open plan kitchen/dining room, this light and bright room has similar themes to the lounge room with neutral décor and overlooks the rear gardens. The kitchen itself consists of both overhead and undercounter storage, gas hob with electric oven and plenty of workspace.

The low maintenance rear gardens are very well kept and feature a large patio area, artificial lawn and also provides access to the garage.

The first floor consists of master bedroom, family bathroom and two further bedrooms.

The family bathroom comprises a bath with overhead shower, vanity wash hand basin with storage and WC. There is also feature floor to ceiling tiles.

The master bedroom is a great size and has also has neutral décor and carpets with in built storage.

Bedroom two is a great size and benefits from neutral décor and carpets and has a huge amount of in built storage.

Bedroom three would make an ideal children's bedroom and again has neutral décor and carpets.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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 C

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

www.charnwood.gov.uk

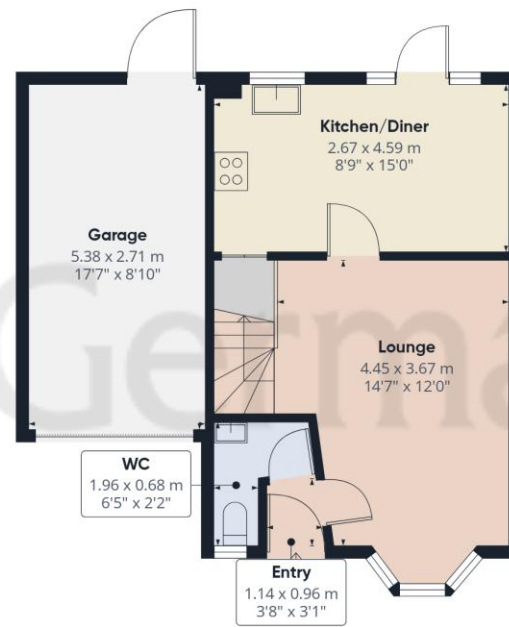
Our Ref: JGA/03062026

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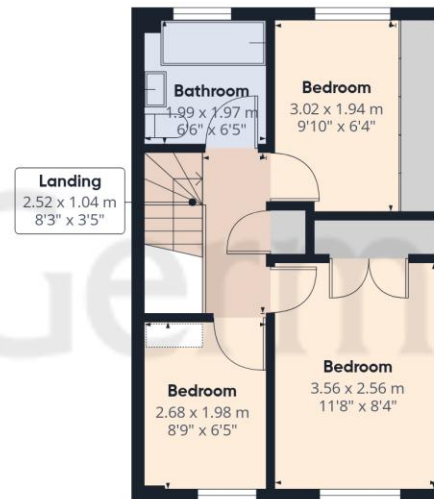






Ground Floor

Approximate total area⁽¹⁾
77.8 m²
837 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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