



17 Weavers Close, Quorn, Loughborough, Leicestershire, LE128FF

MOORE
& YORK



Property at a glance:

- Incredibly spacious home
- 4-6 Bedrooms
- Flexible accommodation
- Garage and parking.
- Village centre position
- Desirable village location
- Ideal for growing family
- Room for home working
- Guest bedroom suite
- No upward chain!

£440,000 Freehold



Situated in a highly regarded non estate position within what must be considered Charnwood's most desirable village and within a stones throw of village amenities and eateries, this incredibly spacious home offers flexibly arrangeable accommodation over three floors totalling well in excess of two thousand square feet with up to six bedrooms or multiple reception spaces depending on requirements. Externally the good sized, enclosed low maintenance garden is ideal for both entertaining and lock up and leave living and with parking and garaging this property really does have everything you could ever need! No upward chain.

FRONTAGE

The frontal area is laid to tumbled setts which provide access to the integral garage and standing for delivering groceries etc with a parking space situated nearby in the development's secure private car park. There is an outside light adjacent to the front door which leads internally to:

HALL

5.87m x 2.24m (19' 3" x 7' 4") With Amtico style tile effect floor throughout, radiator, coved ceiling with light point and smoke alarm, cloaks space with coat pegs, useful under-stairs storage, access to the integral garage and two further doors in the rear hallway



space leading off to the ground floor guest bedroom, home office and rooms beyond.

GROUND FLOOR WC

2.95m x 1.38m (9' 8" x 4' 6") max. With two piece heritage style suite comprising wash basin and WC, extractor fan, ceiling light point and central heating radiator.

INTEGRAL GARAGE

5.44m x 2.58m (17' 10" x 8' 6") with electrical consumer unit, lighting and power and electrically operated up/over door.





GUEST BEDROOM

4.96m x 3.28m (16' 3" x 10' 9") average. A flexible room which functions equally well as a guest room/large home office/additional sitting/garden room with two sets of French Doors leading outside, two radiators, ceiling light point and door off to:

EN-SUITE SHOWER ROOM

2.62m x 1.16m (8' 7" x 3' 10") With dado-height tiling and full height tiled shower cubicle, wash basin and WC, shaver socket radiator and

ceiling light/extractor.

HOME OFFICE/BEDROOM 5

2.91m x 2.82m (9' 7" x 9' 3") average plus entrance corridor. With ceiling light point, radiator and wall mounted Ideal central heating boiler and French doors to the garden. Another flexible space which could be used as a additional bedroom/home gym etc with access thereoff to:

UTILITY ROOM

2.11m x 1.71m (6' 11" x 5' 7") With two appliance spaces beneath the worktop, ample storage, stainless steel sink with drainer/mixer with tiled surrounds extractor fan, ceiling light point and radiator.

FIRST FLOOR LANDING

3.29m x 2.32m (10' 10" x 7' 7") With spindled balustrade and additional staircase to the second floor, radiator, ceiling light point, smoke alarm. Doors lead off to the breakfast kitchen, lounge diner and rooms beyond.

LOUNGE & DINING ROOM

6.31m x 4.96m (20' 8" x 16' 3") overall. With comfortable room for both seating and dining space, feature minster style fireplace, two radiators, coved ceiling with two pendant light points and two sets of French Doors, both with wrought iron Juliet balconies to the rear elevation. A door leads off to:

DINING ROOM/ BEDROOM 6

5.19m x 3.20m (17' 0" x 10' 6") overall. Again, this room is a flexibly interpretable space which current serves as formal dining but would easily be useable as an additional sixth bedroom, family room, play room etc. Ceiling light point, radiator and window to the rear elevation.

BREAKFAST KITCHEN

4.96m x 3.59m (16' 3" x 11' 9") Max. With Radiator and two windows to the properties front elevation, fitted based and eye level units with worktops, downlight and pendant









lights, tiled floor, tiled splash-backs, one and a quarter bowl sink with drainer/mixer tap, inbuilt dual oven with hob and extractor, integrated dishwasher, space for upright fridge/freezer and door to:

WALK IN PANTRY/STORE

2.87m x 1.38m (9' 5" x 4' 6") max. With shelving, double power socket, ceiling light point and space for additional appliances

SECOND FLOOR LANDING

3.39m x 2.09m (11' 1" x 6' 10") Average. With ceiling light point, loft access hatch, built in airing cupboard with Megaflo hot water cylinder and pressure vessels. Access to all three bedrooms and the Jack/Jill master en-suite.

MASTER BEDROOM

4.94m x 3.59m (16' 2" x 11' 9") Max. With two half dormer windows to the front elevation, two radiators and two light points and doors off to the following two rooms:



WALK IN WARDROBE

2.84m x 1.38m (9' 4" x 4' 6") Max. With shelves and hanging rail

JACK & JILL EN-SUITE BATHROOM

2.78m x 2.30m (9' 1" x 7' 7") Overall. Paneled bath with hand-shower/mixer tap, wash basin and WC in heritage style, double radiator, dado-height tiling, radiator and ceiling light point with extractor fan. Connecting door to the landing to allow shared use with bedroom three if required.

BEDROOM TWO

3.65m x 3.95m (12' 0" x 13' 0") Max. With half dormer window to the rear elevation and two sets of fitted wardrobes, ceiling light point, radiator and door off to:

EN-SUITE SHOWER ROOM

2.84m x 1.80m (9' 4" x 5' 11") max. With fully tiled shower cubicle, wash basin and WC, radiator and dado height tiling, shaver socket



and extractor fan plus half dormer obscured window.

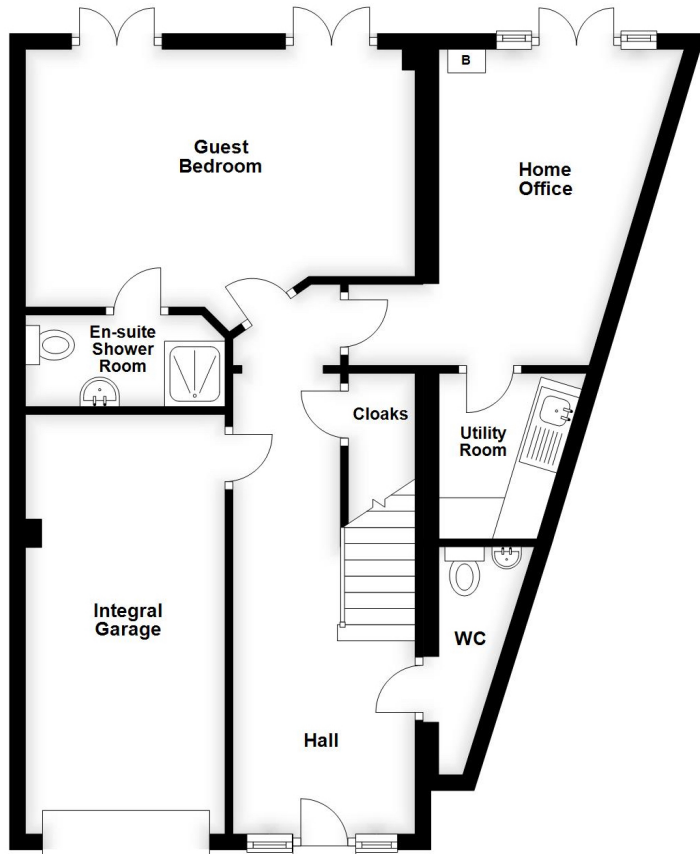
BEDROOM THREE

5.20m x 3.33m (17' 1" x 10' 11") Maximum plus entrance area. With ceiling light point, radiator and half dormer window to the rear elevation.

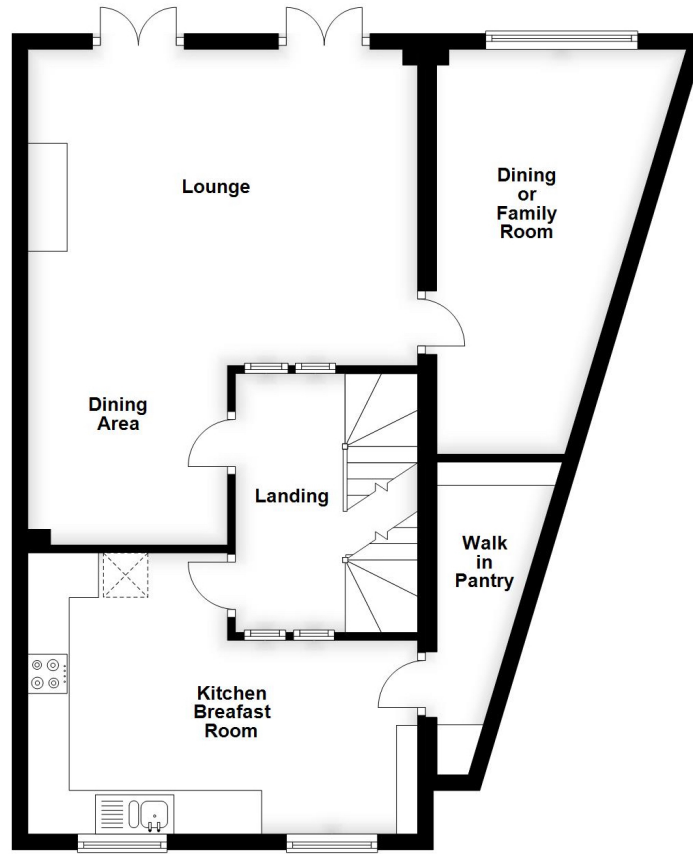
REAR GARDENS

With large timber decked seating area running the full width of the rear elevation which gives way to an artificial turf lawn and a mixture of fenced and mainly evergreen planted screening providing privacy.

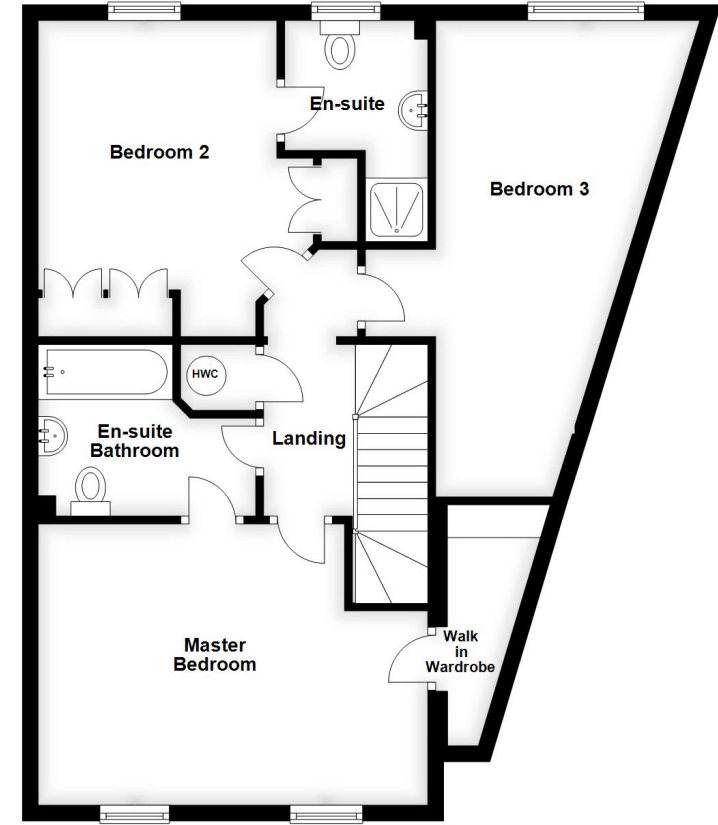
Ground Floor



First Floor



Second Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

