



101 Leicester Road, Quorn

Loughborough

Offers in Region of £549,750

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Quorn, Loughborough

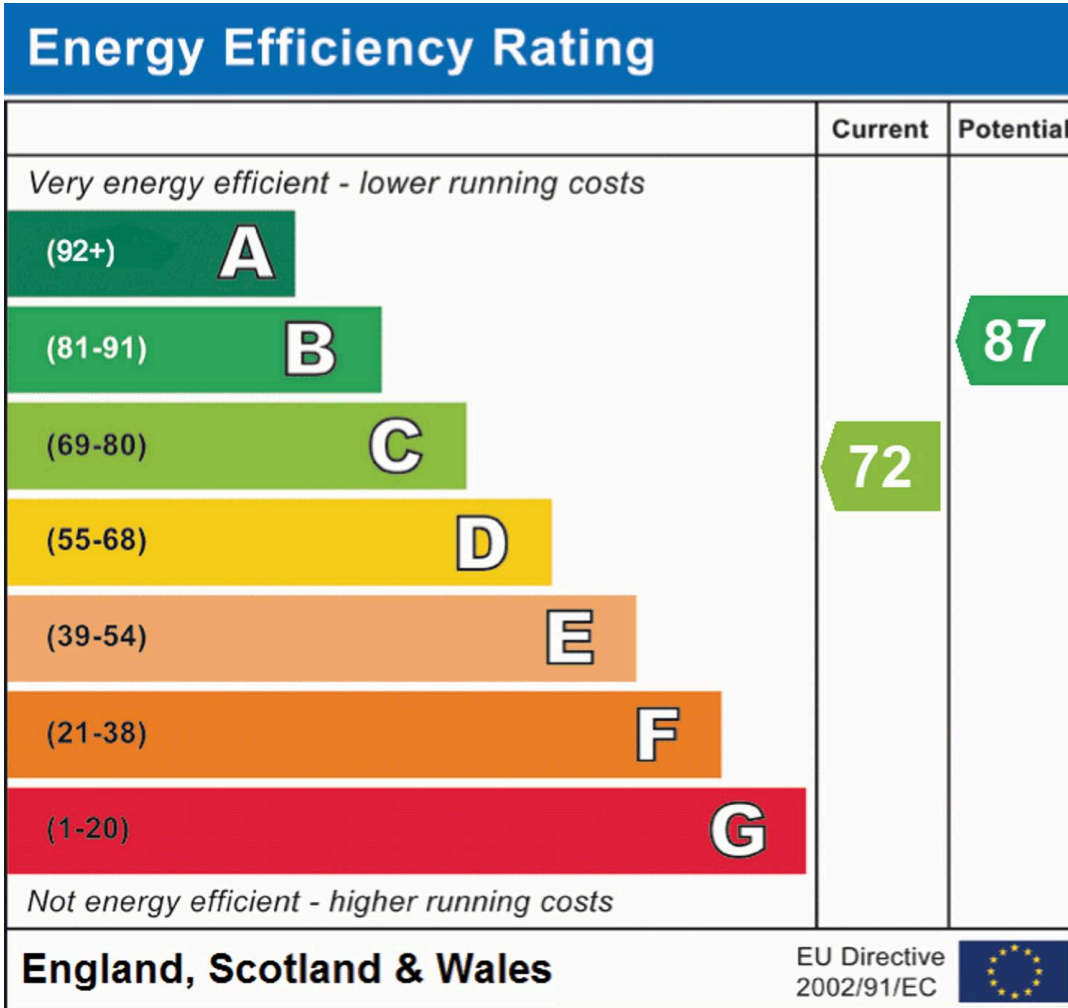
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached bungalow
- Extended accommodation
- Three bedrooms
- Office/study
- Re-fitted throughout
- Desirable village location
- Lounge with bi-fold doors and lantern light
- Quality fittings
- Neutrally re-decorated
- NO UPWARD CHAIN





Quorn is one of Charnwood's most sought after village locations being ideally placed for access to the University town of Loughborough with its fine range of amenities and the renowned Endowed Schools, University and Colleges as well as a wide range of shopping and recreational pursuits within the adjacent Charnwood Forest. Quorn is also well placed for access to the cities of Leicester, Nottingham and Derby and the village itself.

HALLWAY

21' 0" x 6' 3" (6.39m x 1.90m)

With ceiling lighting, radiator and doors to all three bedrooms, the WC, shower room and kitchen/dining room.

MASTER BEDROOM

12' 4" x 10' 6" (3.77m x 3.19m)

With a comprehensive range of fitted wardrobes providing excellent storage, ceiling light point, radiator and Upvc window overlooking the garden.

BEDROOM THREE

9' 5" x 8' 9" (2.88m x 2.67m)

With Upvc window to the front elevation, ceiling light point, high level TV point and central heating radiator.

BEDROOM TWO

9' 5" x 9' 1" (2.88m x 2.77m)

With Upvc window to the front elevation, ceiling light point, radiator, fitted wardrobe and a bi-fold door to;



KITCHEN/DINING ROOM

16' 8" x 12' 4" (5.09m x 3.77m)

Beautifully fitted with a range of quality 'in-frame' units with inbuilt appliances by Meile to include dishwasher, dual oven and hob. The is plentiful storage, integrated refuse/recycling bins, island with breakfast bar and light quartz worktops with undercut sink and cut-in drainer grooves. The dining space has further lighting, central heating radiator and a full length glazed door to the hallway and the room is then open plan at the rear to;



LOUNGE

12' 6" x 11' 8" (3.80m x 3.55m)

With bi-folding doors to the garden and lantern-light, this light and airy room provides a great view of the garden and has plentiful power-points ceiling lighting and central heating radiator. A side corridor space offer a full width storage cupboard with shelving. A door also leads off to;

STUDY

8' 2" x 6' 6" (2.48m x 1.98m)

With Upvc window overlooking the garden and situated just off the lounge with central heating radiator and ceiling light point.

WC

6' 1" x 3' 3" (1.85m x 0.99m)

With two piece suite comprising WC and wash basin with storage above and below. Ceiling lighting, radiator, tiled floor and Upvc window to the side elevation.

SHOWER ROOM

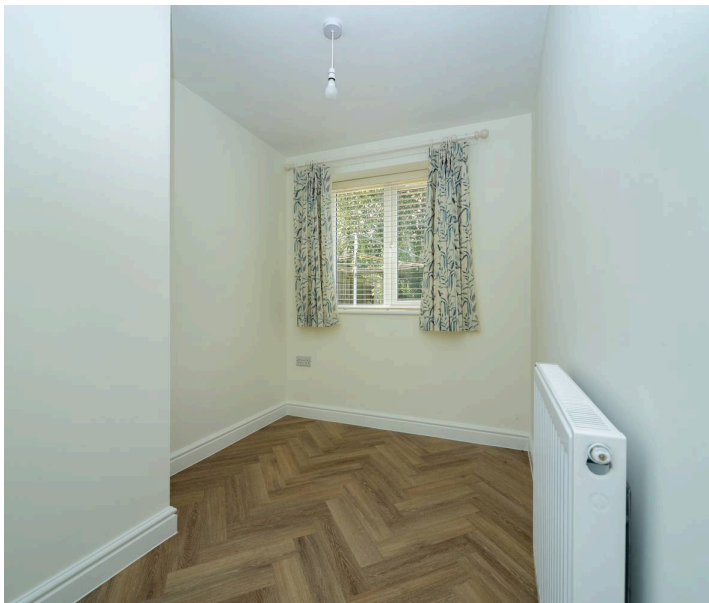
9' 5" x 6' 1" (2.88m x 1.85m)

With three piece suite comprising shower cubicle and vanity unit with basin, storage and WC with concealed cistern. Built in storage cupboard with the lower area having plumbing and space for washing machine. Chrome finish towel rail, ceiling downlights and Upvc window to the side elevation.

ANNEX & WORKSHOP

14' 8" x 10' 2" (4.48m x 3.11m)

The main annex space is a self contained bed/sitting space ideal for visiting family/friends with full kitchenette, lighting power and sliding patio doors to the garden a door leads off to a shower room (3.11m x 0.83m (10' 2" x 2' 9") with three piece suite. Situated within the building is a useful workshop/store (3.11m x 2.49m (10' 2" x 8' 2") which is accessed via the greenhouse.





MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

ANTI MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

FLOOR & PLOT PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.





FRONT GARDEN

The property sits well back from the road behind a grassed verge with the frontage itself being hedged for privacy and laid almost entirely to tarmac driveway with block paved edgings and pathway with planted beds to side for interest. From the driveway is accessed the SINGLE GARAGE (5.52m x 2.32m (18' 1" x 7' 7")) which offers internal lighting and power, loft storage, central heating boiler and double and single access doors to the front and side for vehicle and personnel access respectively. A Upvc PORCH (1.94m x 0.92m (6' 4" x 3' 0")) to the left of the plot provides secure through access to the garden and via an internal door to the property itself.

REAR GARDEN

The property's gardens are reasonably flat and level with patio space to the immediate rear and then mainly laid to lawn with shrubs to border and ornamental fir tree and silver birch then leading to the rear of the plot and the annex which has its own patio area and offers additional stores and storage space to the foot of the plot.

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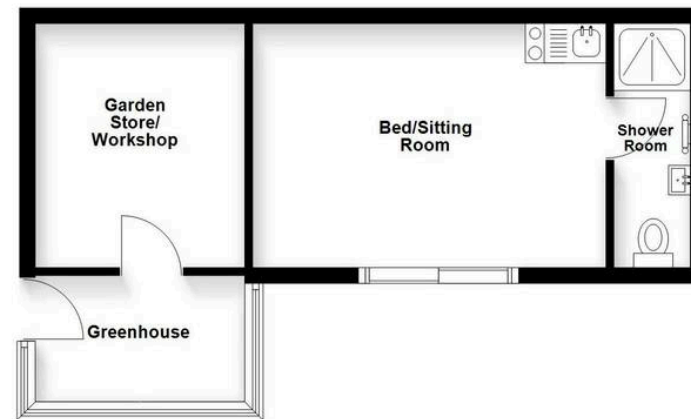
Garage

From the driveway is accessed the SINGLE GARAGE (5.52m x 2.32m (18' 1" x 7' 7")) which offers internal lighting and power, loft storage, central heating boiler and double and single access doors to the front and side for vehicle and personnel access respectively





Guest Annex
Approx. 267.8 sq. feet



Total area: approx. 1350.7 sq. feet



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