

Kelcey Road

Quorn, Loughborough, LE12 8UU



A three-bedroom detached home situated off Farley Way in Quorn. Neutrally decorated and an ideal “blank canvas”, suitable for young professionals and ready to move into.

Offers Over £308,000

John German

It's only a fifteen-minute walk to the High Street in the Village, a vibrant centre with plenty of shops and services. The popular Rawlins Academy is not too far away, along with the very useful Co-op store and bus routes to and from Loughborough and the bigger City of Leicester.

Internally, a bright and generous living room with wooden flooring dominates the ground floor and double doors gives access to the dining room. A fitted kitchen has all that today's buyer needs and forms the extension behind the garage which has made a big difference to the downstairs space.

Access to the rear garden is via French doors and the ground floor accommodation is completed by a separate WC.

Upstairs there are two double bedrooms and a decent sized third bedroom, which could be used as a home office, dressing room or nursery. The principal bedroom has fitted wardrobes. The modern bathroom has a shower over the bath with tiled splashbacks and a glazed screen.

Outside to the front is a driveway providing plenty of off-road parking and access to a single garage, ideal to put the car away or for use as storage for gym equipment, garden tools or the golf clubs. To the rear is a mature garden with both lawned and paved areas.

Kelcey Road and the surrounding estate is a mostly owner-occupied area, so family homes like this one get snapped up fast!

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

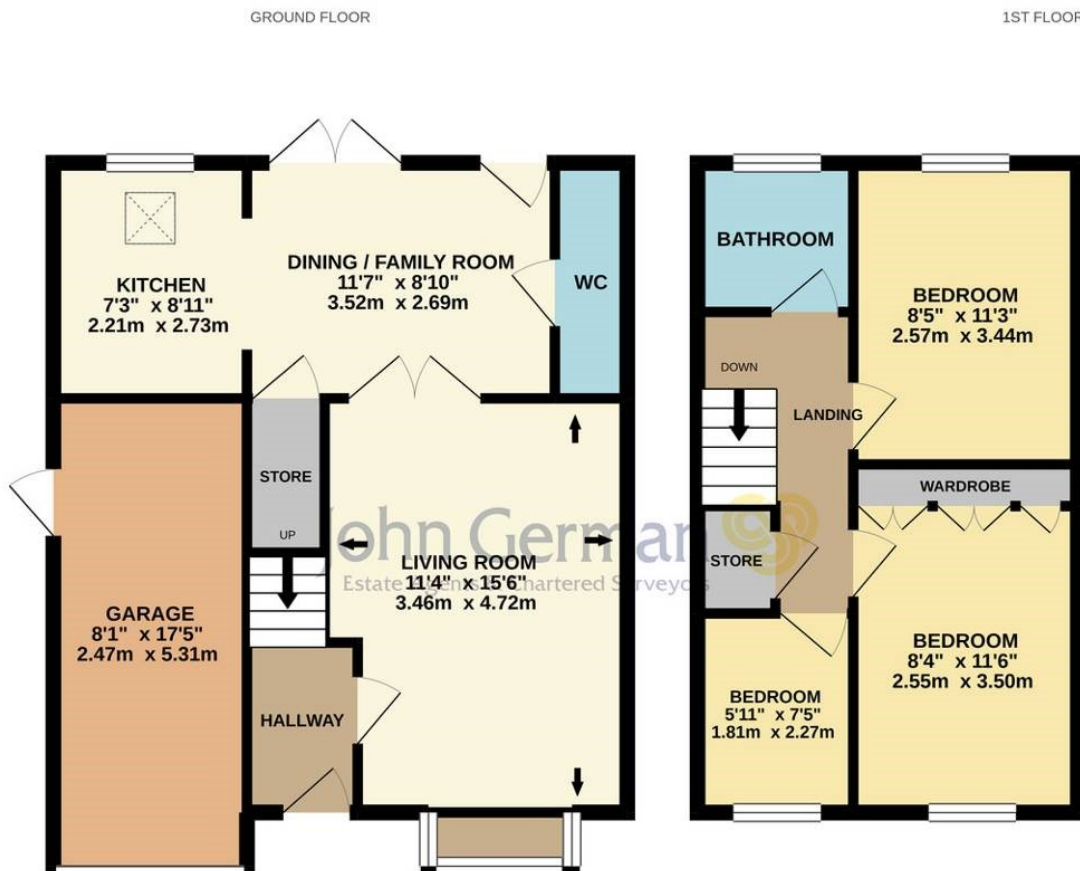
Useful Websites:

www.gov.uk/government/organisations/environmental-agency

www.charnwood.gov.uk/pages/planning_applications

Our Ref: JGA/03122021

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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