



SUTTON CLOSE QUORN, LE12 8GA

Situated in this DELIGHTFUL, MUCH SOUGHT AFTER OVER 55'S COMPLEX, this LOVELY BUNGALOW has been FRESHLY PAINTED THROUGHOUT and just needs you to fit the carpet to your taste. It boasts a SPACIOUS LOUNGE/DINER, GOOD-SIZED KITCHEN, CONTEMPORARY SHOWER ROOM, and TWO BEDROOMS. It also benefits from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. The presence of a SCHEME MANAGER at The Pavilions ensures that there is always someone on hand to offer any help and assistance. Also, there is a 24 HOUR EMERGENCY ALARM SYSTEM in place. There is a Residents Lounge and kitchen where you can meet friends for a coffee and a chat, or join in other regular activities. This beautifully managed and maintained complex provides a friendly, safe community.

OFFERS OVER
£230,000
LEASEHOLD

 EDWARDS
SALES AND LETTINGS

SUTTON CLOSE

END TERRACE BUNGALOW | OVER
55'S COMPLEX | TWO BEDROOMS |
KITCHEN | SHOWER ROOM |
LOUNGE/DINER | PVCu DOUBLE
GLAZING | GAS CENTRAL HEATING |
RESIDENTS AND VISITOR PARKING |
WELL TENDED GARDENS



Situated in this DELIGHTFUL, MUCH SOUGHT AFTER OVER 55'S COMPLEX, this LOVELY BUNGALOW has been FRESHLY PAINTED THROUGHOUT and just needs you to fit the carpet to your taste. It boasts a SPACIOUS LOUNGE/DINER, GOOD-SIZED KITCHEN, CONTEMPORARY SHOWER ROOM, and TWO BEDROOMS. It also benefits from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. The presence of a SCHEME MANAGER at The Pavilions ensures that there is always someone on hand to offer any help and assistance. Also, there is a 24 HOUR EMERGENCY ALARM SYSTEM in place. There is a Residents Lounge and kitchen where you can meet friends for a coffee and a chat, or join in other regular activities. This beautifully managed and maintained complex provides a friendly, safe community with ample resident and visitor parking.

STORM PORCH

Storm porch giving covered access to front door.

ENTRANCE HALL

Front door into entrance hall with further door into lounge diner.

LOUNGE DINER

17' 0" into bay x 12' 8" max. (5.18m x 3.86m) PVCu double glazed bay window to front elevation, radiator and doors into kitchen and inner hallway.

KITCHEN

11' 4" x 7' 5" (3.45m x 2.26m) Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink drainer, space for cooker, under-counter space for fridge, under-counter space and plumbing for washing

machine, radiator, door concealing pantry and PVCu double glazed window to front elevation.

INNER HALLWAY

Storage cupboard, access to loft and doors to wet room and both bedrooms.

WET ROOM

7' 4" x 6' 5" (2.24m x 1.96m) Fitted with a close coupled w.c., pedestal wash hand basin and shower unit with waterfall shower head and handheld shower attachment, fully panelled walls, airing cupboard housing combi-boiler, radiator and heated towel rail.

BEDROOM ONE

10' 4" x 9' 7" (3.15m x 2.92m) PVCu double glazed window to rear elevation, radiator and built in wardrobe.

BEDROOM TWO

10' 7" x 7' 3" (3.23m x 2.21m) Radiator and PVCu double glazed sliding doors to rear elevation leading out into the gardens.

OUTSIDE

To the front and rear of the property are gardens which are all maintained by Longhurst Housing. Residents and visitors parking is available, with car parking spaces immediately in front of number 36.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the

provider is expected to pay us the corresponding Referral Fee.

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ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

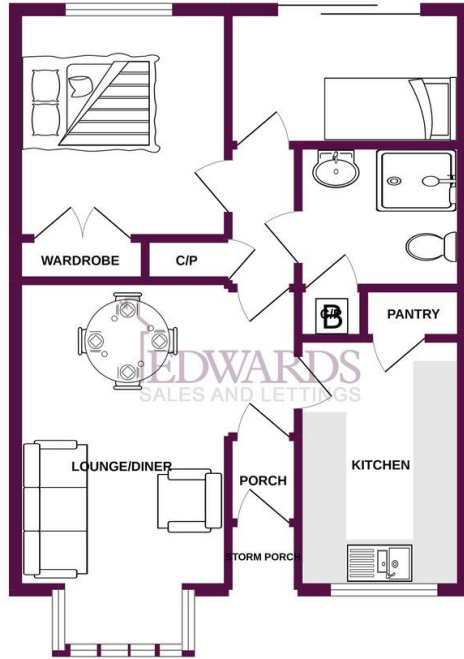
Council Tax – Band B

Viewings – By Appointment Only

Tenure – Leasehold



GROUND FLOOR



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.
Made with Metropix 12/2022

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements