

# Silver Birches

Quorn, Loughborough, LE12 8LU

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German





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£675,000

A discreetly positioned fabulous bungalow of around 1360 sq. ft with a Sylvan backdrop and gorgeous private gardens which adjoin a babbling brook. The village location is excellent and spacious and flexible living space lies within, offering different layout possibilities. No upward chain.



Properties of this nature really are a rarity; this spacious single storey home is coupled with outstanding gardens in a sought after village setting.

Quorn is a popular village set on the fringe of the Charnwood Forest and hosts a range of amenities including schools of all grades, individual shops, restaurants and public houses. The village is ideally positioned for the commuter and is within easy reach of the market town of Loughborough as well as Leicester and Nottingham city centres. Major link roads including the A46 and M1 motorways are within close proximity as well as direct rail links to London St. Pancras which are available from both Loughborough and Leicester main line stations.

The property lies far back from the road behind a shared private approach with just 2 other properties. It culminates in a driveway which provides off road parking and access to the garage which has an up and over electric entrance door, light and power within and a personal door out to the rear garden.

Set beneath a sheltering storm porch the entrance door opens to reveal an entrance lobby with glazed internal window and door opening into an excellent sized dining hallway, around which is the living space.

The breakfast kitchen is well-appointed with plenty of cabinets wrapping around the room offering heaps of storage, contrasting counter tops, inset gas hob with hood over, plus there is a double eye level oven with warming drawer below. There is space for a dishwasher and fridge. The breakfast area has French double doors leading out onto a side east facing morning patio, perfect for the first coffee of the day. Adjacent to the kitchen, the practical utility room houses the usual appliance spaces, further storage, door to the side and wall mounted gas central heating boiler.

The dual aspect sitting room makes the most of the views over the garden and is flooded with natural light due to the rear's southerly aspect. French doors open out onto the patio area, and a feature fireplace lies at the focal point of the room.

This flexible property can offer up to 4 bedrooms for those that need the space for a family. Particular attention must be drawn to the principle bedroom suite which is an excellent size and has its own dressing room, walk-in wardrobe and private modern en-suite shower room. Being set to the rear of the property it benefits from picture window garden views and French doors leading to outside.

Bedroom 2 has fitted wardrobes and a front aspect, bedroom 3 is being utilised as a lovely garden sitting room with picture bay window and French doors whilst bedroom 4 is being utilised as a useful study room.

The family bathroom is well-appointed and well-equipped and has a bath with shower over, WC, bidet and vanity wash hand basin with storage below and to the side with pelmet lighting above.

Outside, in a property of many highlights we think the gardens are the icing on the cake. Mature, private, bursting with colour and backing onto a babbling brook with various hidden seating areas. The main extensive patio area makes for a lovely sunspot and entertaining area. We heartily recommend a personal viewing to fully appreciate.

**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/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05072022

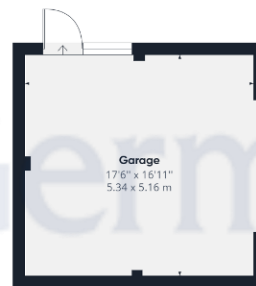
**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band F







Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 1656.33 ft<sup>2</sup>  
 153.88 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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