

Turner Close

Quorn, Loughborough, LE12 8DQ

John German





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£450,000

A beautifully appointed family home set upon an excellent corner plot within wonderful gardens enjoying a very desirable village location. Offering four excellent bedrooms, two bathrooms, two reception rooms, lovely breakfast kitchen with utility, alongside a conservatory.



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.

A sheltering canopy storm porch and leaded double glazed composite door provides access into the welcoming reception hallway which has a staircase leading off and a view ahead towards the family breakfast kitchen. Set beneath the stairs is a useful guest cloakroom, whilst double doors to your immediate right open to reveal the lovely, light and airy living room which has a fabulous feature fireplace set at its focal point.

The archway from the lounge leads you through to the family dining room which itself has double glazed, sliding patio doors leading directly into the uPVC double glazed conservatory, with double radiator for all-year-round use and has lovely views over the landscaped gardens with French double doors leading out.

The well appointed breakfast kitchen is fitted with base and wall mounted cabinets running along two walls with complimentary counters and feature tiled splashbacks. There is an integral gas hob with extractor hood above and double oven set beneath. Tiled flooring runs throughout and into the adjacent, well-appointed utility room with full height storage cupboards, integral fridge and freezer, space and plumbing for washing machine and door leading out to the rear gardens.

Return to the hallway and climb the stairs to the first floor; leading off the landing you will find there are four excellent bedrooms. The master bedroom is a fantastic size, having quality fitted mirrored wardrobes and the benefit of its own refitted contemporary en-suite shower room with vanity unit, inset wash hand basin, concealed cistern WC, tiled shower cubicle, ladder style radiator and complimentary attractive tiling to the walls with mosaic borders. The three remaining bedrooms are all a great size, with bedroom two also having fitted wardrobes, plus a recessed dressing table area. Additionally, a drop-down ladder gives access to the partially boarded attic.

The family bathroom is fitted with a white suite comprising panelled bath with glazed shower screen and Aqualisa power shower above. Mosaic effect tiling compliments the walls, together with wash hand basin, WC and tiled flooring.

Outside, the property is set on a corner plot, and to the main is not overlooked, the surrounding area has green space areas with wide road for ease of parking for visitors. The tarmac driveway providing off-road parking and access to integral garage. Lawned gardens lie to the front and side of the property with mature borders, and gated sided access leads around to the rear. Here you will find wonderful gardens with patio area, lawns surrounded by maturely planted borders with trees, shrubs, and flowers.

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

https://www.charnwood.gov.uk/pages/planning_applications

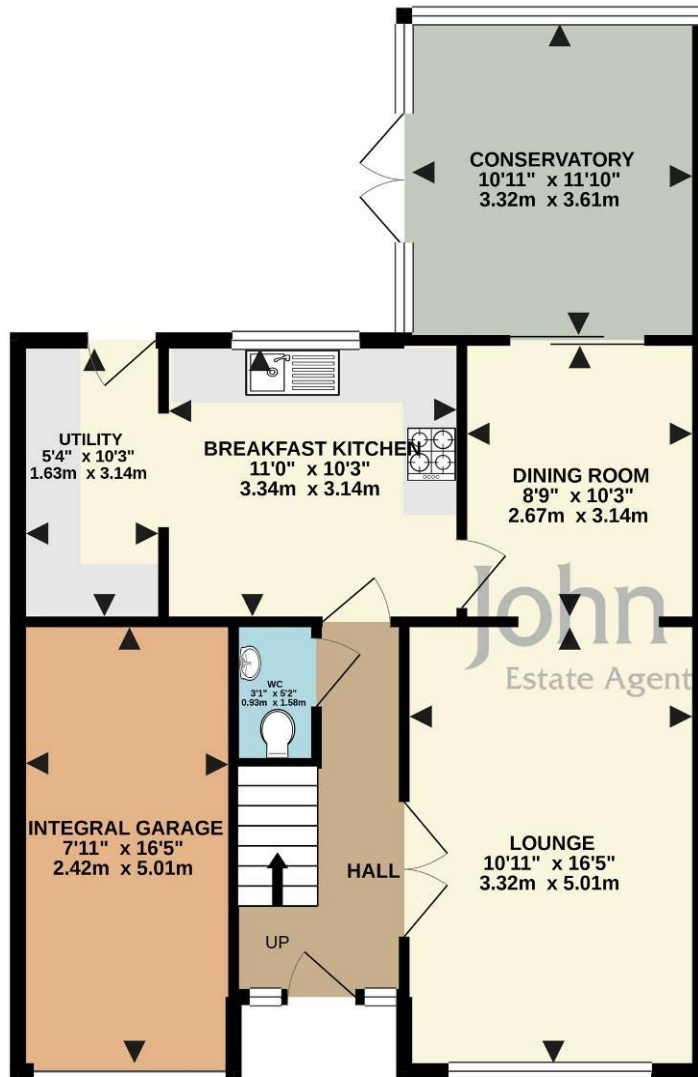
Our Ref: JGA/27092021

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

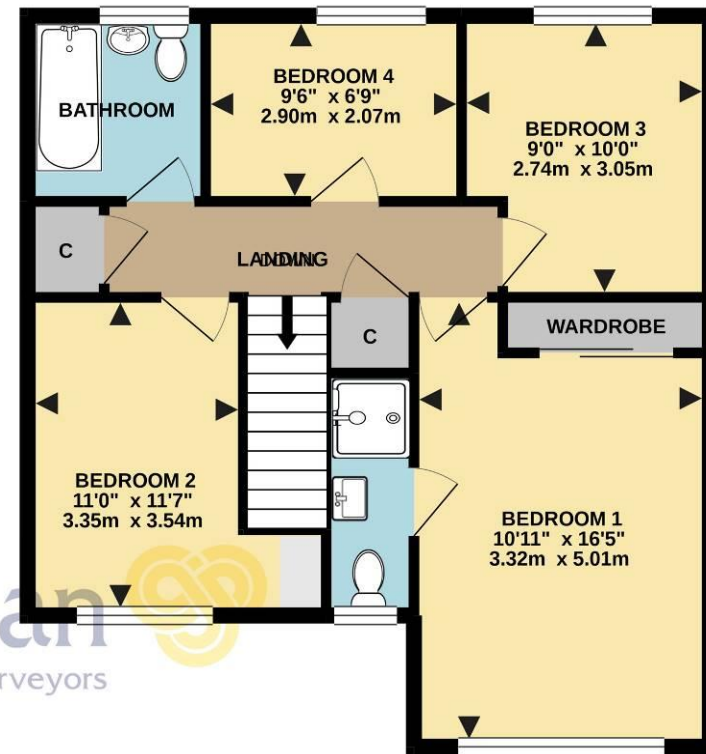




GROUND FLOOR



1ST FLOOR



John German
Estate Agent & Chartered Surveyors

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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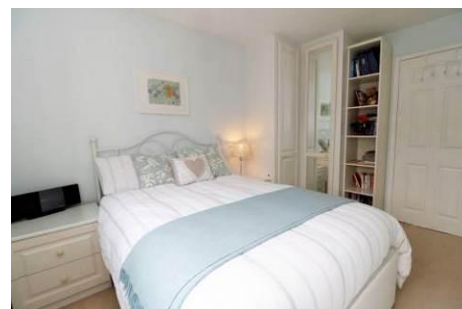
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John German

3-5 Bedford Square, Loughborough, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



