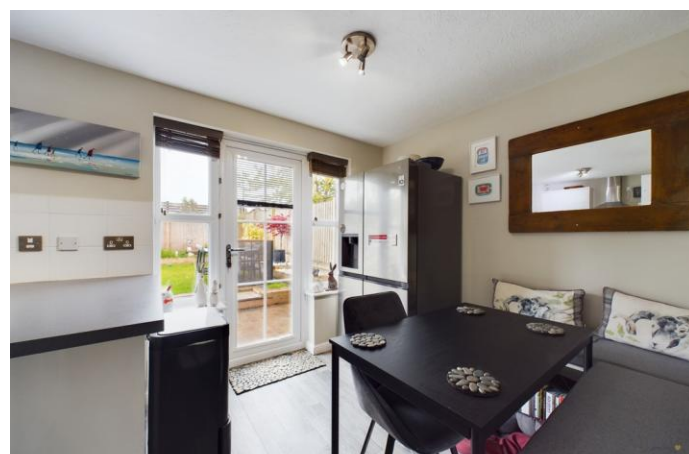


Selvester Drive

Quorn, Loughborough, LE12 8YR



This well presented three bedroom link detached property is full of features including a garage, off road parking, low maintenance rear gardens and spacious rooms. Located in the idyllic village of Quorn, the property is moments away from the river, local shops and schools making it an ideal family home.

£320,000

John German 

As you pull up to the home you will see the large driveway suitable for multiple cars and garage. Through the front door you enter the main hallway and first you will come to the conveniently located downstairs cloakroom featuring a WC and wash hand basin.

To the right hand side you will find the spacious lounge room, this room benefits from neutral décor, vinyl flooring, feature fireplace and large bay window for fantastic natural light.

Through a doorway you enter the open plan kitchen/dining room, this light and bright room has similar themes to the lounge room with neutral décor and overlooks the rear gardens. The kitchen itself consists of both overhead and undercounter storage, gas hob with electric oven and plenty of workspace.

The low maintenance rear gardens are very well kept and feature a large patio area, artificial lawn and also provides access to the garage.

The first floor consists of master bedroom, family bathroom and two further bedrooms.

The family bathroom comprises a bath with overhead shower, vanity wash hand basin with storage and WC. There is also feature floor to ceiling tiles.

The master bedroom is a great size and has also has neutral décor and carpets with in built storage.

Bedroom two is a great size and benefits from neutral décor and carpets and has a huge amount of in built storage.

Bedroom three would make an ideal children's bedroom and again has neutral décor and carpets.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.charnwood.gov.uk

Our Ref: JGA/29042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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