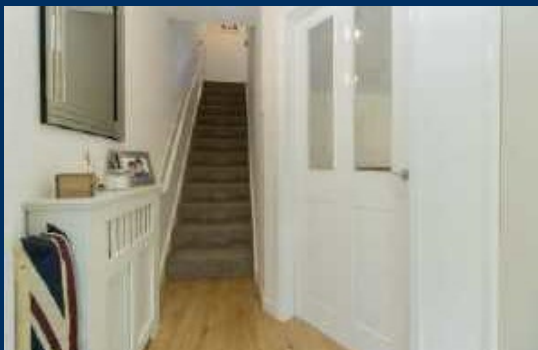




18 Hall Leys

Quorn, Leics LE12 8HF

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Property at a glance:

- Extended property
- Three bedrooms
- Lounge
- Family dining kitchen
- Utility room
- Ground floor and first floor bathrooms
- Off road parking
- Garage
- Rear garden
- Situated close to local amenities

Offers in the region of £265,000



A lovely family home which has been extended to the rear to provide a fantastic open plan living/dining kitchen space which is fitted to a high standard with a utility room, shower room and a spacious lounge plus entrance hall completing the ground floor. The first floor offers three bedrooms plus a modern family bathroom whilst outside the garden has been landscaped to provide minimal maintenance. The property is tucked away facing a small woodland in corner of the development with the garage and parking space to the entrance area which is only a short walk from the village centre and wide range of amenities.

GENERAL INFORMATION

Quorn is without doubt one of the areas most sought after village locations being ideally placed for access to the University town of Loughborough with its fine range of amenities therein to include the renowned endowed schools, the University and Colleges as well as a wide range of shopping and recreational pursuits.

Quorn is also well placed for access to the city of Leicester, being a major centre of employment and to either Junction 22 or 23 of the M1 motorway.

The village itself has a thriving centre with numerous shops, pubs and restaurants as well as reputable schooling.

EPC RATING

An EPC assessment has been carried out on this property with the resulting rating D. For a copy of the full report visit www.EPCRegister.com. A new combi boiler was installed in 2015 after the current EPC certificate was carried out.

FRONTAGE

The property's frontage is reached by a meandering pathway which leads along the edge of the development bordering onto green space opposite. The frontage itself is laid to low maintenance gravelled chippings with paving and a useful space to the left hand side ideal for refuse/recycling bins with a small shed which then leads via a gated side entry to the property's rear garden. There is an outside light point adjacent to the UPVC double glazed door and window combination which then leads internally to:

ENTRANCE HALL

3m x 1.43m max (9'10" x 4'8" max)

With timber laminate flooring and radiator with decorative cover, ceiling light point and staircase to the first floor landing above, UPVC double glazed window and door to the front elevation and door off at the side leading to a useful cloaks cupboard which has plenty of coat pegs for





storage, space for shoe racking and contains the property's gas and electricity meters plus the consumer unit. A further door from the hall then leads off to:

LOUNGE

4.82m x 3.49m (15'10" x 11'5")

A spacious reception room with UPVC double glazed picture window to the property's front elevation, ceiling light point, contemporary feature fireplace with living flame gas fire, double radiator and door leading rearwards off to:

LIVING KITCHEN DINER

Which comprises of the following spaces:

FAMILY ROOM

3.19m x 2.75m (10'6" x 9'0")

With quickstep timber effect flooring, corner upright radiator, ceiling light point and ample space for furnishings, useful under-stairs cupboard and door off at the side to a ground floor shower room with an open-way then leading rearwards to:

DINING AREA

2.78m x 2.72m (9'1" x 8'11")

An addition to the property's rear alongside the kitchen which is adjacent, having a great deal of natural light due to sky-lights to the rear elevation and three section bi-folding door which opens to the patio. The room has a continuation of the quickstep flooring and a further upright radiator, multiple down-lights and open at the side via a breakfast bar to:

RE-FITTED KITCHEN

2.90m x 2.62m min (9'6" x 8'7" min)

A contemporary style kitchen with pan drawers, plentiful storage, integrated dishwasher and dual multi function Neff oven plus adjacent halogen induction hob, fitted extractor and luxurious Corian worksurfaces with integrated one and a quarter bowl sink, cut in drainer, swan neck mixer and tiling, UPVC double glazed window to the rear garden, sky-lights and a door leading off to:

UTILITY ROOM

2.60m x 1.76m (8'6" x 5'9")

(plus a deep recess having fitted shelving) Having base and

eye level units, roll edged work-surfaces and space for two appliances, ceiling down-lights, extractor fan and central heating radiator.

GROUND FLOOR SHOWER ROOM

2.91m x 1.89m (9'7" x 6'2")

Having a contemporary three piece suite comprising good sized double shower cubicle with full height tiling, rain head shower, extractor and down-lights plus vanity unit with onset integrated wash basin to the composite top, mixer tap and WC with push button flush and concealed cistern with adjacent storage beneath the basin, chrome finish towel radiator, tiled floor, multiple low voltage down-lights to the ceiling.

FIRST FLOOR LANDING

With ceiling light point and access off to a useful built in airing cupboard providing plentiful storage. Further doors access the three bedrooms and re-fitted bathroom with a loft hatch leading via a loft ladder to the loft space above which houses the property's recently fitted combi boiler with lighting and being part boarded for storage.

MASTER BEDROOM

3.36m x 3.20m plus ent corridor (11'0" x 10'6" plus ent corridor)

Having ceiling light point, fitted wardrobes which have been carefully planned out to maximise storage spanning one entire wall having a mixture of full and dual height hanging, drawer space and shelving with matching bedside cabinets. Ceiling light point, central heating radiator and UPVC double glazed window to the front elevation which overlooks the front garden and woodland beyond.

BEDROOM TWO

3.24m x 3.27m (10'8" x 10'9")

(into wardrobes plus door recess) With four door fitted wardrobe with top boxes to recess, radiator, ceiling light point and UPVC double glazed three quarter width window overlooking the rear garden.

BEDROOM THREE

2.46m x 2.45m (8'1" x 8'0")

Having a small stairwell intrusion and fitted semi cabin bed unit with ceiling light, central heating radiator and UPVC double glazed window to the front elevation.

RE-FITTED BATHROOM

2.44m x 1.67m (8'0" x 5'6")

With contemporary three piece suite which includes a white finish panelled bath with mixer and hand shower, separate Triton T80 electric shower unit and full height tiling, vanity wash basin with storage beneath, mono-block mixer and close coupled WC with push button flush. Tiled floor, chrome finish towel radiator, multiple low voltage down-lights, extractor fan and obscure UPVC double glazed window to the rear elevation.

REAR GARDEN

The rear garden has a dual access either from the property's front elevation via the aforementioned side entry which has an outside covered power socket to the side wall or via a shared walk-way to the property's rear which provides an additional gated access. The garden itself has a flat and level patio running across the immediate rear which gives way to an artificial lawn with an additional patio space to the rear of the plot allowing for sun throughout the day.

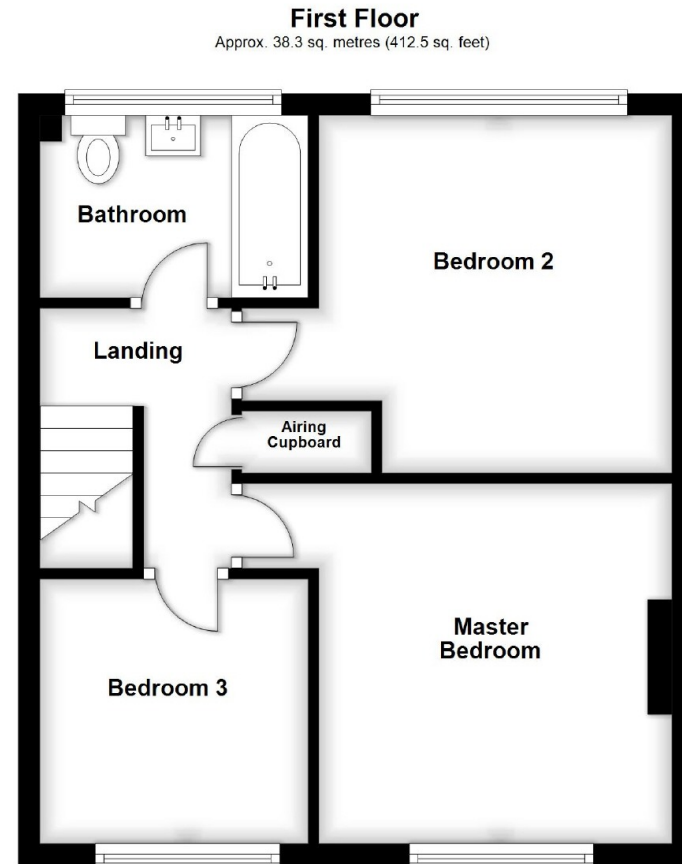
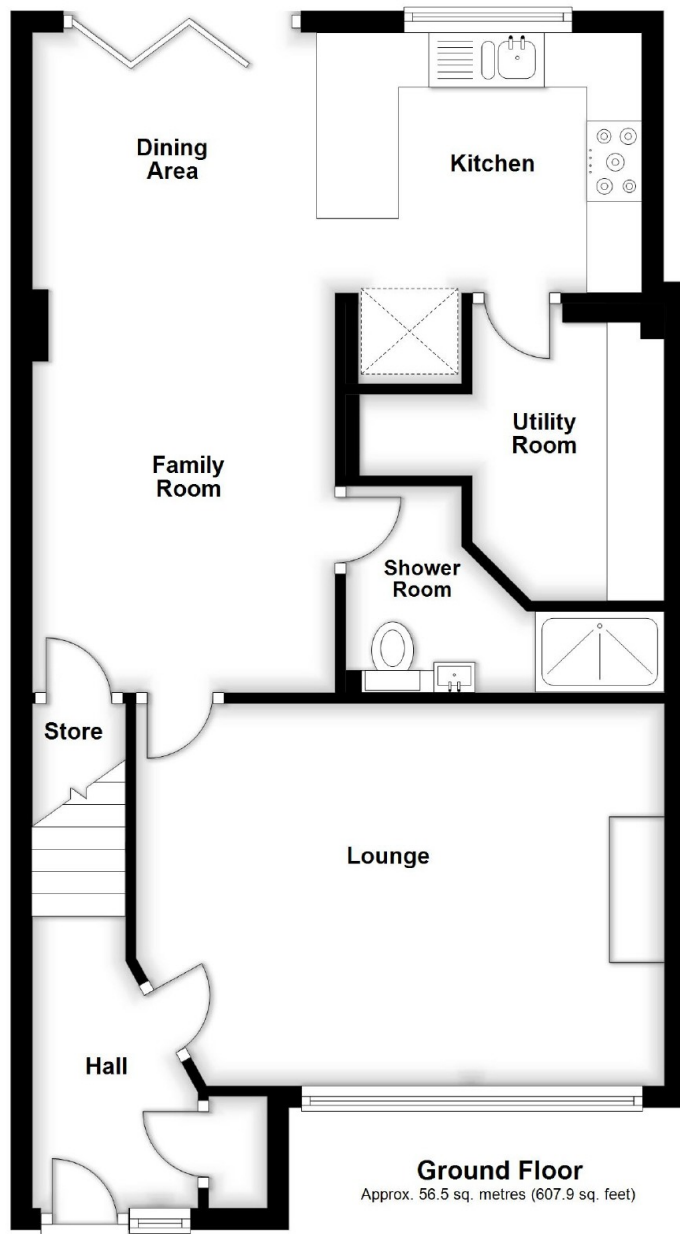
DIRECTIONS

Hall Leys is situated off Leicester Road in the village of Quorn and is the first right-hand turn when leaving the centre of the village from the mini traffic island junction at the bottom of Meeting Street adjacent to the Station Road turning (if heading southbound from the centre of the village). Take the first right into Hall Leys and parking is on the right-hand side in the parking area opposite the garages. From the rear of the parking area the property can be observed on the right-hand side and identified by our For Sale board. Alternatively, follow the path between the green space at the front of the development and the first row of properties and around to the left where the property is then found on the left-hand side.

PROPERTY INFORMATION QUESTIONNAIRE

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.





IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor.



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