



26 Sanders Road  
Quorn, Leics LE12 8JN

MOORE  
&  
YORK



## Property at a glance:

- Detached property
- Four bedrooms
- Three reception rooms
- Kitchen and breakfast room
- En-suite to master bedroom
- Re-fitted family bathroom
- Substantial off road parking
- Detached double garage
- Rear gardens backing onto Tom Long's meadow
- Highly sought after location

**£645,000**



Offered to the market for the first time since its construction by David Wilson Homes this four bedroom, three reception room detached home is situated in the very heart of this highly sought after Charnwood village within walking distance of village centre amenities and well placed for local commuting and travel further afield. The property enjoys a substantial driveway, detached double garage and landscaped gardens with a beautiful open aspect to Tom Long's meadow at the rear. Further photographs to follow.

### GENERAL INFORMATION

Quorn is one of the area's most sought after village locations being ideally placed for access to the University town of Loughborough with its fine range of amenities and renowned Endowed Schools, University and Colleges as well as a wide range of shopping and recreational pursuits. Quorn is also well placed for access to the cities of Leicester, Nottingham and Derby and the village itself has a thriving centre with numerous shops, pubs and restaurants as well as reputable schooling.

### EPC RATING

We are awaiting the EPC for this property.

### FRONTAGE

The property's generous frontage ensures that the house is well set back from the road with a good sized lawned frontage, small willow and driveway providing off road parking and turning space for a number of cars leading to the detached double garage. There is a further lawn and decorative natural stone paving with block paved edging to the front elevation and an access gate to the side leading to the side and rear gardens.

### CANOPY PORCH

With paving and tiling, down-lights and panelled door with inset glazed window leading internally to:

### HALL

4.75m x 2.52m (15'7" x 8'3")

Having staircase with spindle balustrade rising to the first floor, smoke alarm, LED lights and coving to the ceiling, radiator, central heating thermostat and single and double doors leading to the lounge and dining room. Further doors lead off to the home office/playroom, ground floor WC and the kitchen/breakfast room.

### THROUGH LOUNGE

6.67m x 3.58m (21'11" x 11'9")

With living flame fire and Adam style surround to the side wall and having a dual aspect with UPVC double glazed four section casement window to the front elevation and double glazed sliding patio doors to the garden at the rear, wall lights, wall mounted carbon monoxide detector, coved ceiling and two double radiators.

### DINING ROOM

4.03m x 3.37m (13'3" x 11'1")

With wrought iron candle chandelier and wall lights and double multi paned doors to the hallway, double radiator, UPVC double glazed three section casement window to the rear garden and a door opening at the side to the breakfast kitchen.





## HOME OFFICE/PLAY ROOM

3.44m x 2.44m (11'3" x 8'0")

With coved ceiling and loft access, central heating radiator and three section UPVC double glazed casement style window to the front elevation. A flexible room, equally at home as a good size home office, snug/sitting room or a variety of other uses as required. Situated adjacent is:

## GROUND FLOOR WC

1.88m x 1.31m (6'2" x 4'4")

Re-fitted in a stylish fashion by Porcelanosa and having polished dark Travertine tiled flooring, feature stone wash basin with recessed waterfall mixer and vanity mirror, close coupled WC, built in cloaks cupboard with consumer unit above, extractor fan, down-lights to the ceiling and obscure UPVC double glazed window to the side elevation.

## KITCHEN AND BREAKFAST ROOM

7.05m max x 3.25m (23'2" max x 10'8")

Having ample space for day to day dining to the breakfast area, UPVC double glazed three section casement window overlooking the garden with radiator beneath and double glazed sliding patio doors opening at the side to the patio, Amtico tile effect flooring and bespoke fitted kitchen with solid oak fronted units and Corian work-surfaces, up-stands and cut in sink with prep bowl and drainer, Quooker boiling water tap, integrated pan stands and pan drawers, three section Neff hob with a mixture of two double burner gas dominos and dual induction domino, integrated Miele dishwasher and Neff fridge, full size Neff built in oven with warming drawer, built in Neff microwave/combi oven (both self cleaning), work-surface down-lighting and tiling, uplighters to cupboards, pendant lighting to the kitchen and complementary radiator cover with storage.

## UTILITY ROOM

Fitted to match the kitchen with space for fridge/freezer, matching work-surface with cut in sink, drainer and swan neck mixer plus storage beneath, built in storage at either side of the room and two thirds height broom cupboard with internal power sockets, up-lighting, under cupboard lighting and pendant light to match those in the kitchen and breakfast room.

## FIRST FLOOR LANDING

Galleried in part to overlook the hall below with spindle balustrade matching the staircase, a welcoming first floor reception area with radiator, down-lights and smoke alarm, double glazed window to the front elevation and doors off to all four bedrooms and the family bathroom.

## MASTER BEDROOM

4m x 4.27m (13'1" x 14'0")

Having six drawer unit and matching bedside cabinets, reading lights and LED down-lights, radiator and four section UPVC double glazed casement window overlooking the garden and Tom Longs meadow beyond affording a superb rear aspect. A door leads off at the side of the room to:

## EN-SUITE

2.66m x 1.82m (8'9" x 6'0")

Re-fitted in a modern fashion by Porcelanosa with plentiful storage having base and eye level storage units with internal power sockets, onset wash basin and WC with concealed cistern, walk in shower with rain head, storage recess and extractor fan, LED down-lights, Amtico wood stripped flooring, contemporary chrome towel radiator, obscure UPVC double glazed window to the rear elevation.

## BEDROOM TWO

3.65m x 3.26m plus ent corridor (12'0" x 10'8" plus ent corridor)

Fitted five door wardrobe, matching bedside cabinets, pendant light fitting, radiator and four section UPVC double glazed casement window overlooking the rear garden.

## BEDROOM THREE

3.65m x 3.35m (12'0" x 11'0")

Currently fully fitted as a dressing room with wardrobes to two walls, pendant light, radiator and UPVC double glazed window to the property's front elevation.

## BEDROOM FOUR

3.51m x 2.35m max (11'6" x 7'9" max)

Again fitted as a dressing space with four door wardrobe having internal metal lockable storage cabinets and having a dual aspect with UPVC double glazed windows to front and side, radiator and posable recessed ceiling down-lights.

## FAMILY BATHROOM

3.27m x 2.31m max (10'9" x 7'7" max)

The room cleverly incorporates a full height laundry cupboard which contains a stacked Miele washing machine and dryer and being re-fitted throughout by Porcelanosa with a contemporary suite comprising bath with central waterfall mixer, recessed hand shower and full height tiling plus vanity unit with plentiful storage, vanity mirror, tiling, upright chrome finish radiator, Amtico timber plank effect flooring, LED lights and obscure UPVC double glazed window to the side elevation. Loft access hatch to the fully boarded loft space which has an integrated three section pull-down ladder. The loft is fully boarded, with additional "rockwool" type insulation and the under-roof has additional "cellotex" type

insulation.

## DETACHED DOUBLE GARAGE

5.40m x 5.23m (17'9" x 17'2")

The double garage has two up and over doors to front with UPVC double glazed door at the side allowing pedestrian access. There is internal lighting, power and three phase power unit plus fitted workbench, fitted shelving and wall mounted cupboards for additional storage. The roof space has open trusses and is boarded in part to allow for storage with an aluminium three section ladder for access.

## SIDE AND REAR GARDENS

To the property's side there is access to the meter boxes, water tap, hose reel and a useful space for refuse and recycling bins, all laid to natural stone paving with block paved edging. This wide and welcoming space has a variety of shrubs and plants inset, recessed lighting to the decorative walling and leads at the rear to the garden itself. The garden has a continuation of the natural stone paving with block paved edging giving way to a lawn space, additional space at the side has a double length garden shed fitted with light and power and a set of steps leads down via mature planted beds to a lower lawned space and further planting then giving way to a lovely aspect at the rear. There is a semi circular paved area to the right hand side of the garden with a bespoke wrought iron seat with a shaped and padded cushion which is being left by the owners. The garden has feature lighting provided by over 20 low voltage LED lights with flood lights to Tom Longs Meadow.

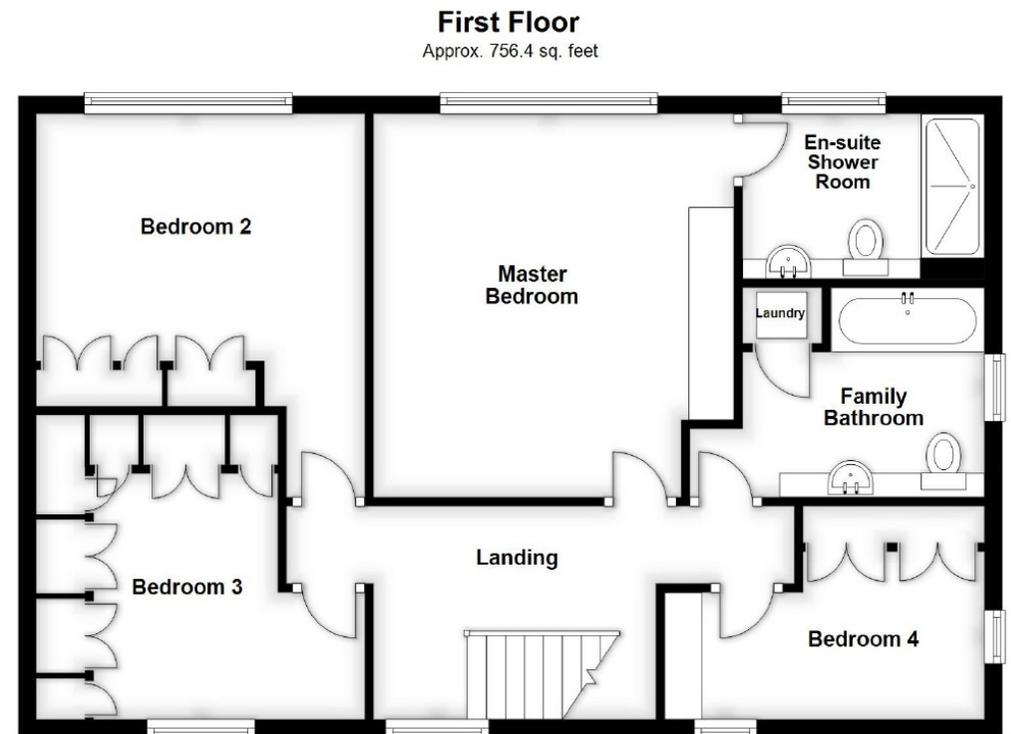
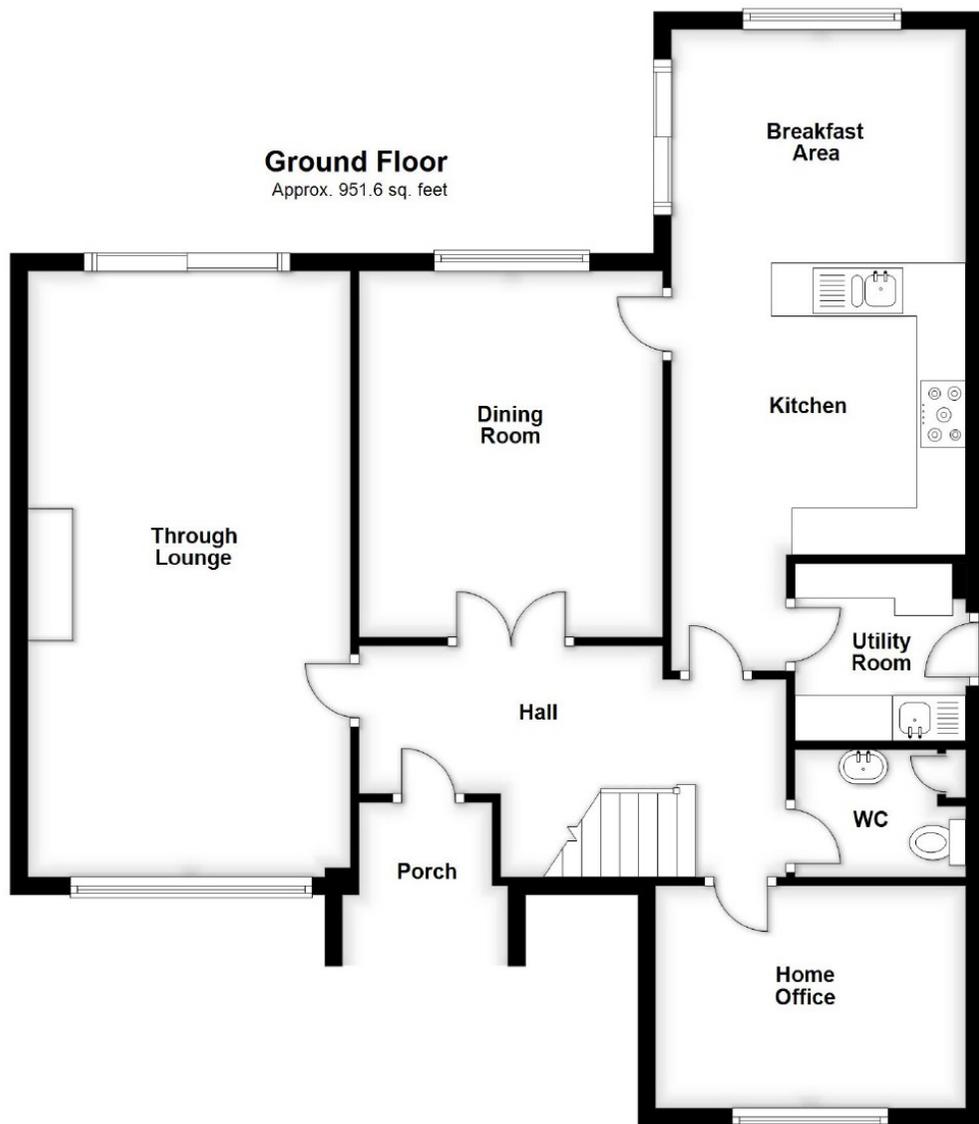
## DIRECTIONS

Proceed southbound from Loughborough on the A6 dual carriageway until reaching the 'One Ash' traffic island and proceed straight on as signposted for Quorn avoiding the main A6 to Leicester. At the traffic light junction proceed over and head into the village of Quorn. At the mini traffic island turn right into Meeting Street before taking a right hand turn into Sanders Road, proceed almost to the foot of the cul-de-sac where the property can be located on the left hand side of the road.

## 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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