



Beardsley Road

Quorn, Loughborough, LE12 8UX

Offers In Region Of £320,000

Property Features

- VIDEO TOUR AVAILABLE
- KITCHEN/DINER
- UTILITY ROOM
- BATHROOM
- FRONT AND REAR GARDENS
- LOUNGE
- DOWNSTAIRS W.C
- THREE BEDROOMS
- OFF ROAD PARKING
- CUL DE SAC LOCATION

Full Description

This DETACHED FAMILY HOME, nestled in a delightful location in the SOUGHT AFTER VILLAGE OF QUORN, benefits from THREE BEDROOMS and family bathroom upstairs, superb MODERN DINING KITCHEN, UTILITY ROOM, SPACIOUS LOUNGE. With front and rear gardens, DRIVEWAY PROVIDING PARKING and situated in a quiet cul de sac. This LOVELY HOME is ready when you are, to move in, unpack and enjoy.

ENTRANCE HALL

PVCu front door into entrance hall, door to downstairs w.c and lounge.

W.C

Fitted with a two piece suite comprising close coupled w.c and wash hand basin. PVCu double glazed window to the front elevation and radiator.

LOUNGE

16' 04 (MAX)" x 15' 4 (MAX)" (4.98m x 4.67m)

PVCu double glazed window to the front elevation, radiator, spotlights throughout, stairs off to first floor and doors to kitchen/diner.

KITCHEN/DINER

15' 04 " x 12' 08 (MAX)" (4.67m x 3.86m)

Fitted with a modern range of wall, base and drawer units with solid wooden work surfaces, sink drainer, built in gas hob with extractor hood over, integrated electric oven, integrated dishwasher, integrated fridge, wine cooler, under stairs storage cupboard, two radiators, PVCu double glazed window to the rear elevation, PVCu double glazed sliding doors to rear elevation and door to utility room.



UTILITY ROOM

7' 10" x 7' 04" (2.39m x 2.24m)

Fitted with a range of wall base and drawer units, sink drainer, cupboard housing wall mounted boiler, door to partially converted garage and PVCu double glazed window and door to the rear elevation.

PARTIALLY CONVERTED GARAGE

Up and over door into garage area which is partially converted and benefitting from lighting and power. Vendor has advised the floor and two walls are partially insulated.

LANDING

Access to the loft, doors to all three bedrooms, family bathroom, storage and PVCu double glazed window to the side elevation.

BEDROOM ONE

13' 06 (TO WARDROBES)" x 9' 06 " (4.11m x 2.9m)

Two PVCu double glazed windows to the rear elevation, radiator and fitted wardrobes.

BEDROOM TWO

8' 06" x 8' 06 " (2.59m x 2.59m)

PVCu double glazed window to the front elevation and radiator.

BEDROOM THREE

8' 06" x 6' 05" (2.59m x 1.96m)

PVCu double glazed window to the front elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c, pedestal wash hand basin with storage below and bath with shower over. PVCu double glazed window to the side elevation and radiator.

OUTSIDE

To the front of property is a low maintenance front garden and tarmac driveway providing off road parking. A pedestrian gate to the side leads to the rear garden. To the rear of the property is good sized garden mainly laid to lawn, benefitting from paved patio, paved pathways and shed, all of which is enclosed by wooden fencing.

Viewing Arrangements

Please contact Clare, Ben or Katie to arrange your viewing.



Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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