



19, STATION ROAD, QUORN, LE12 8BP

PRICE £495,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



*****A TRADITIONALLY STYLED 1930's THREE DOUBLE BEDROOM DETACHED HOUSE INCLUDING A WEALTH OF PERIOD FEATURES & LOCATED IN THE CENTRE OF QUORN***** An outstanding opportunity to acquire a most distinctive and individually styled THREE BEDROOM detached family house having rendered elevations beneath a pitched slate roof which provides genuinely spacious accommodation on two storeys with scope for further improvement and enlargement, subject to the necessary consents and occupies a mature position within the heart of this highly regarded and popular village. VIEWING HIGHLY RECOMMENDED.

Internally the property benefits from gas fired central heating and maintained alarm system and in brief the accommodation may be described as: Entrance porch, Cloakroom with W.C, inner Hallway, Lounge 16'0" x 13'0", Kitchen, separate Dining room 15'0" x 11'6", Garden room and Utility/rear porch. Landing, three good sized Bedrooms and Bathroom having white suite. Well established gardens, driveway and brick built garage.

LOCATION

The property occupies an established setting at the corner of Station Road and Stoop Lane within level walking distance from the centre of this most sought after and much favoured village some two miles south of Loughborough which provides wide ranging day to day amenities with Parish Church, all grades of schooling (St Bartholomews Primary School and Rawlins Community College), local shops, Post Office, Cooperative Foodstore, general convenience store, cafes and hairdressers, leisure facilities, Medical Practice and a variety of traditional public houses, restaurants and take away outlets.

Ideally placed for the University town of Loughborough, the village has access to many scenic walks throughout Charnwood Forest and there are excellent road links to Leicester, Nottingham, the A46 Western Bypass, M1 Motorway at junctions 21a (southbound) and 23 (northbound) and East Midlands Airport at Castle Donington.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough via the A6 Leicester Road and proceed into the centre of Quorn. Turn left at the mini roundabout into Station Road where the property is eventually situated on the right hand side and will be clearly identified bearing our For Sale board.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Having stained glass leaded light front door, secondary glazed window, stripped floor.

CLOAKROOM

Two piece suite in white comprising low level W.C. and bracket wash hand basin having tiled splashback, secondary glazed window, built in shelved store cupboard, stripped floor, radiator.

ENTRANCE HALL

Dado rail, wall mounted Honeywell central heating thermostat, staircase to the first floor, stripped floor, radiator.

KITCHEN 10'0" x 9'0" (3.05 x 2.75m)

With multi paned bow window to the front elevation, inset sink unit with mixer tap, fitted wood effect wall and floor cupboards incorporating drawer compartments with work tops and tiled surrounds, inset stainless steel double oven and five ring gas hob unit, Neff stainless steel extractor hood over, integrated fridge, Ideal gas fired boiler serving the hot water and central heating systems, tiled floor, radiator.

LOUNGE 16'0" x 13'0" (4.9m x 3.97m)

Coved ceiling, picture rail, inset brick fireplace with pine surround, secondary glazed bay window to the front elevation, further secondary glazed window to the side elevation, two radiators.

DINING ROOM 15'0" x 11'6" (4.58m x 3.53m)

Tiled fireplace with open grate and painted surround, coved ceiling, picture rail, fitted base storage cupboards, secondary glazed windows to the side and rear elevations, three radiators and pair of glazed panel doors to the:

GARDEN ROOM 12'6" x 7'0" (3.83m x 2.15m)

Sliding patio doors to the rear garden, Velux window, laminate flooring, two wall light points, double radiator.

UTILITY ROOM/REAR PORCH 7'3" x 5'3" (2.22m x 1.62m)

Fitted wall cupboards, tiled floor, glazed panel door to the rear garden, plumbing for an automatic washing machine, radiator.

FIRST FLOOR

LANDING

Built in shelved storage cupboard, dado rail, access trap to the roof space, secondary glazed window to the side elevation, radiator.

BEDROOM ONE 16'0" x 13'0" (4.9m x 3.97m)

Picture rail, cast iron fireplace, secondary glazed windows to the front and side elevations, stripped floor, two radiators.

BEDROOM TWO 15'0" x 11'6" (4.58m x 3.53m)

Fitted shelved store/wardrobe with hanging space, secondary glazed windows to the side and rear elevations, stripped floor, two radiators.

BEDROOM THREE 11'6" x 9'0" (3.53m x 2.75m)

Picture rail, airing cupboard housing the hot water cylinder, secondary glazed window to the front elevation, double radiator.

BATHROOM

Three piece suite in white comprising roll top bath with chrome shower unit, wash hand basin having mixer tap and low level W.C, complementary wall tiling, secondary glazed window to the side elevation, tiled floor, chrome heated towel rail.

OUTSIDE

Mature front and side gardens having lawned area with well stocked surrounding shrubbery/herbaceous borders and a number of trees behind stone retaining walls.

Tarmac driveway providing car standing and leads to a brick built garage including up and over door and concrete floor.

Gated access to the fully enclosed and private rear garden having paved patios, central lawn with surrounding shrubbery borders and established trees behind close boarded fencing.





E P C

Rating: 'D'

COUNCIL TAX BANDING

Council Tax Band: 'E'

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

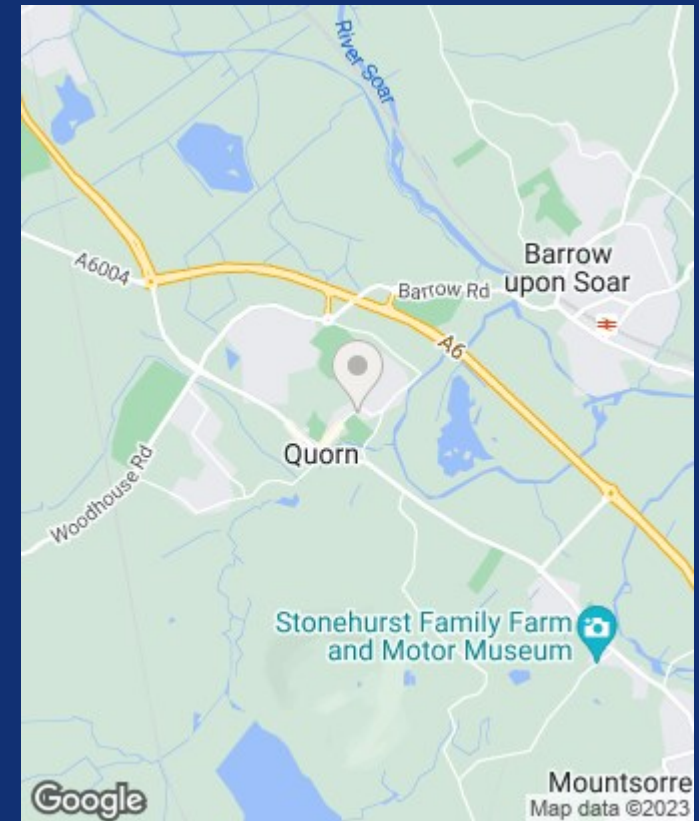
SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.









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