



13, SCHOOL LANE, QUORN, LE12 8BL

PRICE £395,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING





**\*\*\*A UNIQUE OPPORTUNITY TO PURCHASE A MOST APPEALING THREE BEDROOM CHARACTER COTTAGE IN THE CENTRE OF QUORN OPPOSITE STAFFORD ORCHARD PARK\*\*\*** We are indeed delighted to offer this deceptively spacious and individually styled **THREE BEDROOM** cottage having brick and stone elevations beneath a pitched slate roof which provides tastefully presented and well appointed accommodation with many internal characteristics and occupies a convenient setting within close proximity to wide ranging amenities in the centre of this highly regarded and much favoured village. **VIEWING HIGHLY RECOMMENDED.**

Internally the property benefits from gas fired central heating and upvc double glazing and in brief the accommodation may be described as: open plan Dining Kitchen 17'0" x 14'0" with beamed ceiling and Lounge 17'0" x 13'6" having inglenook fireplace. Landing, three Bedrooms and split level Bathroom including white suite with bath and shower. Private cottage style rear garden with Timber Cabin forming excellent an home office.

#### **ABOUT THE AREA**

The property occupies an established setting within the heart of this most sought after and popular 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.

From the centre of Quorn proceed via Station Road eventually bearing right into Stoop Lane and then turn right into the one way system along School Lane. The property is then situated on the left hand side and will be clearly identified bearing our For Sale board.

#### **ACCOMMODATION**

##### **GROUND FLOOR**

##### **OPEN PLAN KITCHEN/DINER 17'0" x 14'0" (5.2m x 4.28m)**

Inset double bowl Belfast sink unit with mixer tap, range of shaker style wall and base cupboards incorporating drawer compartments having soft closers with hardwood worktops and tiled surrounds, matching central island with cupboards and drawers under, Rangemaster range cooker with two ovens, grill and five ring gas hob, plumbing for an automatic washing machine and dish washer, Ideal wall mounted gas fired boiler, beamed ceiling, dado rail and partial wall paneling, built in storage cupboards, attractive stained glass leaded light front door and further leaded light sealed unit double glazed window to the front elevation, upvc double glazed window to the rear elevation and double glazed door to the courtyard style rear garden, laminate floor, double radiator.

##### **ELEGANT LOUNGE 17'0" x 13'6" (5.2m x 4.12m)**

Including inglenook with feature stone fireplace and open grate, beamed ceiling, staircase to the first floor with storage under, wall light points, leaded light sealed unit double glazed window to the front elevation, upvc double glazed window to the rear elevation and pair of French doors to the courtyard style rear garden, two radiators.

##### **FIRST FLOOR**

##### **LANDING**





**BEDROOM ONE 10'9" x 11'0" extending to 14'0" (3.3m x 3.37m extending to 4.27m)**

Dado rail, leaded light sealed unit double glazed window to the front elevation overlooking Stafford Orchard Park, radiator.

**BEDROOM TWO 14'0" x 11'0" overall (4.28m x 3.37m overall)**

Fitted cabin bunks beds with drawers under and dressing area, upvc double glazed window to the rear elevation, radiator and cover.

**BEDROOM THREE 9'3" x 5'6" maximum (2.82m x 1.7m maximum)**

Leaded light sealed unit double glazed window to the front elevation, partial wall panelling, radiator.

**SPLIT LEVEL BATHROOM 14'6" x 5'9" (4.42m x 1.77m)**

A spacious bathroom having four piece suite in white comprising corner panelled bath with shower attachment, tiled shower cubicle, low level W.C. and wash basin on pine wash stand, built in airing cupboard housing the hot water cylinder, laminate floor, upvc double glazed window to the rear elevation, radiator.

### OUTSIDE

Gated access to the fully enclosed and low maintenance courtyard style rear garden with artificial grass and small gravelled area and also including a Timber Cabin 10'0" x 8'0" with lighting and power and forming an excellent home office. The garden can also be accessed from the Dining Kitchen and French doors from the Sitting room.

**Council Tax Band**

"C"

**E P C**

Rating: 'D'









## **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**

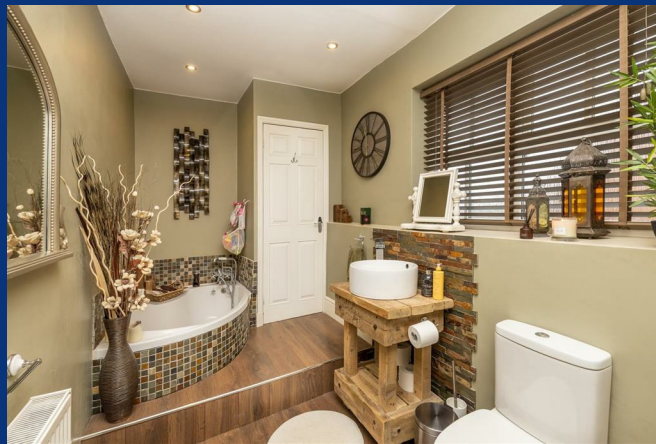
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months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

## **MARKET APPRAISALS**

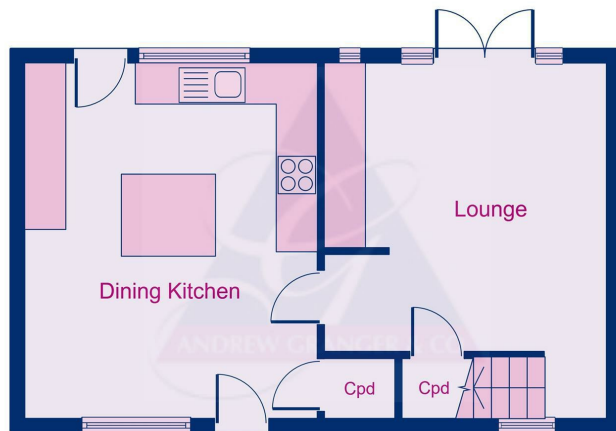
If you have a house to sell then we offer a Free Valuation, without obligation.

## **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.







**Ground Floor**  
Floor Area (Gross Internal) 44.0 sq.m. (473 sq.ft.) approx.

Created using Vision Publisher™



**First Floor**  
Floor Area (Gross Internal) 44 sq.m. (473 sq.ft.) approx.

Created using Vision Publisher™



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**RICS**



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