



MANSFIELD STREET, QUORN, LE12 8BE
GUIDE PRICE £255,000 NO CHAIN

ANDREW GRANGER & CO

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This is an extremely well presented and appointed end terraced cottage situated in a quiet backwater of this highly sought after village. The accommodation has been enhanced to a high standard by the current owners and incorporates many original features, such as stripped pine internal doors and and original stripped pine cupboard to the dining room. The property has gas central heating with a combi boiler and replacement UPVC double glazed windows throughout and includes lounge, dining room, well fitted kitchen with integrated Neff appliances, landing, 2 double bedroom with fitted wardrobes and large bathroom with separate shower cubicle. Outside offers a superb large rear garden with a southerly aspect and SUMMER HOUSE/HOME OFFICE with electrics and ethernet cabling. *NO UPWARD CHAIN*



ABOUT THE AREA

The property is situated in a quiet no through road a short distance from 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 Food store, general convenience store, cafes and hairdressers, leisure facilities, Medical Practice and a variety of traditional public houses, restaurants and take away outlets.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

ACCOMMODATION IN DETAIL

GROUND FLOOR

LOUNGE 11'7" x 11'2" (3.55 x 3.42)

With window and door to front, radiator, white fire surround with cast iron and tiled open fire grate, laminate flooring, TV and satellite cabling.

DINING ROOM 11'7" x 12'0" (3.55 x 3.66)

With window to rear, radiator, stripped pine door to staircase and storage cupboard below, fire surround



with tiled hearth, original stripped pine cupboard, laminate flooring, half glazed stripped pine door to kitchen.

WELL APPOINTED KITCHEN 6'4" x 12'4" (1.95 x 3.78)

With window and door to side giving access to the garden, extensive range of fitted base and wall units with cream shaker style cupboard fronts, wood effect work surfaces, one and half bowl stainless steel sink top, integrated Neff appliances including gas hob, electric fan oven and cooker hood, fridge freezer. There is also an Indesit integrated dishwasher and plumbing for a washing machine, Worcester combi boiler set into cupboard, radiator, tiled floor and splashbacks.

FIRST FLOOR

LANDING

With radiator and downlights.

BEDROOM 1 11'7" x 10'11" (3.54 x 3.35)

With window to front, radiator, over stairs cupboard with stripped pine door, laminate flooring, extensive range of fitted wardrobes, drawers and cupboards.

BEDROOM 2 8'4" x 12'0" (2.56 x 3.68)

With window to rear, radiator, laminate flooring, range of full height wardrobes, dressing table and drawers.

BATHROOM 6'4" x 12'4" (1.95 x 3.76)

With windows to side and rear, white suite comprising w.c., wash basin, bath and corner shower cubicle, tiled splashbacks, Travertine stone tiled floor, radiator and heated towel rail.

OUTSIDE

Large rear garden which has a southerly aspect and its own gated dedicated side access to the street, patio area, integral garden store, outside w.c. with w.c. and wash basin, good size lawn and further gravel seating area.

SUMMER HOUSE/HOME OFFICE 9'4" x 7'4" (2.85m x 2.26m)

This is a really useful space offering many uses for a



variety of potential buyers. It is a timber structure which is lined and has double glazed windows and doors to the front, power points and lighting with an armoured cable and an Ethernet cable both from the house.

EPC

Rating: "D"

Council Tax Band

Council Tax Band: 'B'

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 Advise 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.

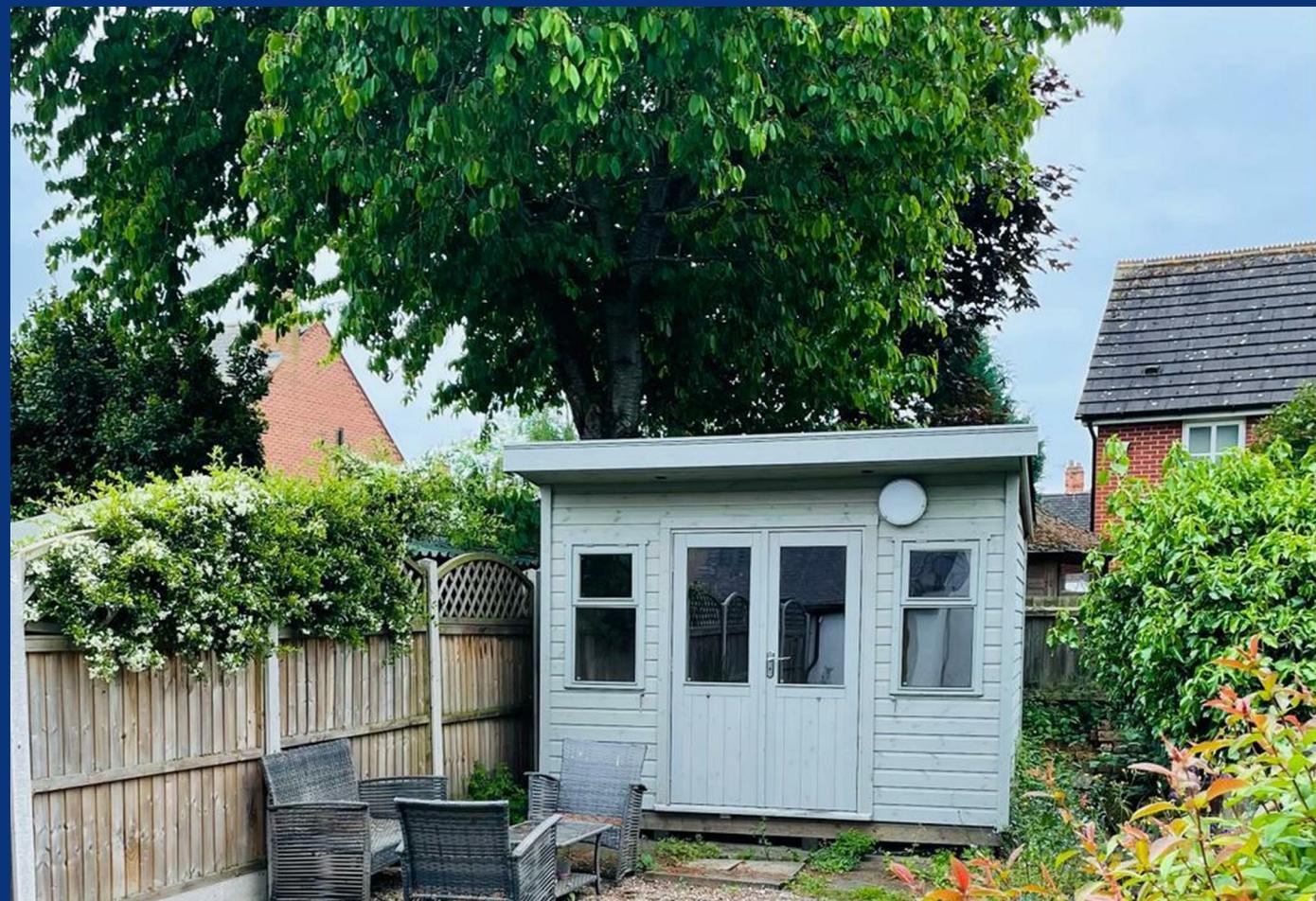
Market Appraisals

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.





LOCATION



Ground Floor
Floor Area (Gross Internal) 36.0
sq.m. (388 sq.ft.) approx

First Floor
Floor Area (Gross Internal) 35.8
sq.m. (386 sq.ft.) approx

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