



11, TURNER CLOSE, QUORN, LE12 8DQ

PRICE GUIDE £450,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



*****A SPACIOUS AND WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN A SECLUDED CUL DE SAC LOCATION TOWARDS THE OUTSKIRTS OF QUORN**. An excellent opportunity to acquire this delightful and spacious modern detached family home presented in extremely good decorative order throughout featuring a well equipped Breakfast Kitchen with built in appliances, an attractive Conservatory overlooking the rear garden and a detached double brick built garage. VIEWING HIGHLY RECOMMENDED.**

The property benefits from gas fired central heating and double glazing and in brief the accommodation comprises: Reception hall, Cloakroom with W.C., Through Lounge measuring 19'9" x 11'10", Conservatory, separate Dining room, Breakfast Kitchen and Utility room off. First floor Landing, master Bedroom with en suite Shower room, three further Bedrooms and family Bathroom. Outside there is a detached double brick garage unit with eaves storage, off road parking and well maintained rear garden.

LOCATION

The property occupies an established plot with easy driving 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

VIEWINGS & DIRECTIONS

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

Leave Loughborough along the A6 Leicester Road and on reaching the roundabout proceed straight across towards Quorn. At the set of traffic lights turn left into Farley Way and then take the fourth right turn into Alexander Road. Turn left into Turner Close where the property is then sited on the right hand side and will be clearly identified bearing our For sale board.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

Double glazed door and window to front elevation providing access to the reception hall which has stairway rising to first floor with storage cupboard under, radiator and decorative coving.

CLOAKROOM/WC

Housing low level W.C. and pedestal wash hand basin, tiled splashbacks. double glazed window to front elevation, radiator.

THROUGH LOUNGE 19'9 x 11'10 (6.02m x 3.61m)

Coal effect open gas fire with Georgian style surround and tiled hearth, two radiators, decorative coving, double glazed bay window to front elevation and further double glazed sliding patio doors leading to the:

CONSERVATORY 11'4 x 7'3 (3.45m x 2.21m)

Tiled floor, double glazed picture windows overlooking the garden and double doors providing access .

SEPARATE DINING ROOM 11'6 x 9'11 (3.51m x 3.02m)

Radiator, decorative coving, multipaned glass doors to the reception hall, double glazed window to rear elevation.

BREAKFAST KITCHEN 11'5 x 11'0 (3.48m x 3.35m)

Fitted with a range of eye level and base units with work surface area over, inset four ring gas hob with extractor above,, further built in oven and grill, combination microwave, fridge/freezer and dish washer, stainless steel one and a quarter bowl single drainer sink drainer unit with mixer tap, tiled splash backs, matching breakfast bar, double glazed window to rear elevation.



UTILITY ROOM

Wall mounted Worcester Bosch central heating boiler, stainless steel sink with drainer, tiled splash backs, plumbing for washing machine, double glazed door to side elevation.

FIRST FLOOR

LANDING

Radiator, double glazed window to front elevation.

BEDROOM ONE 12'1 x 11'0 (3.68m x 3.35m)

Two double fitted wardrobes with additional inset shelved unit, two bedside cabinets and range of draw units, radiator, double glazed window to rear elevation.

EN SUITE SHOWER ROOM

Three piece suite comprising low level W.C, pedestal wash hand basin and tiled shower cubicle, half tiled splash backs, radiator and double glazed window to rear elevation.

BEDROOM TWO 12'1 x 10'10 (3.68m x 3.30m)

Radiator and double glazed window to rear elevation.

BEDROOM THREE 11'8 x 7'5 (3.56m x 2.26m)

Radiator and double glazed window to front elevation.

BEDROOM FOUR (9'5 x 7'2) max ((2.87m x 2.18m) max)

Radiator and double glazed window to front elevation.

FAMILY BATHROOM

Three piece suite comprising low level w.c. pedestal wash hand basin and bath with Victorian style shower fitment and folding screen to side, tiled bath surround and half tiled splash backs, shaver point, access to airing cupboard, radiator, loft access, double glazed window to side elevation.

OUTSIDE

Tarmacadam forecourt providing off road car parking and leading to the detached double brick garage.

Gated access to the well tended and fully enclosed rear garden having paved pathway and patio and leading onto lawn with shrubbery borders behind boundary fencing.





DETACHED DOUBLE BRICK GARAGE 16'11 x 16'8 (5.16m x 5.08m)

Up and over door to front elevation and personel door to side, useful eaves storage space, power and light connected.

E P C

Rating: 'C'

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 Survey Department on 0116 2538867.





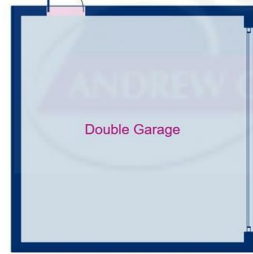
Ground Floor

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First Floor

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Double Garage

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