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Garage



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## Buddon Lane

Quorn, Loughborough, LE12 8AA

Offers In Region Of £950,000

- FOUR DOUBLE BEDROOMS
- TWO EN SUITE
- STUNNING 30' 6 SITTING ROOM
- FORMAL DINING ROOM
- DOWNSTAIRS WC
- 20'6 KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- UTILITY ROOM



Situated on Buddon Lane, arguably one of the finest postcodes in the sought after village of Quorn, the deceptively spacious CARLTON HOUSE, has much to offer those seeking an IMMACULATE HOME in secluded, peaceful grounds. The BEAUTIFUL RECEPTION HALL gives way to a STUNNING 30'6 SITTING ROOM, having CONSERVATORY off, formal DINING ROOM, 20'6 KITCHEN/BREAKFAST ROOM, UTILITY ROOM and DOWNSTAIRS WC. Upstairs, the spacious landing leads to the FOUR DOUBLE BEDROOMS, TWO EN SUITE and 11' family bathroom. The extensive driveway, accessed via electric gates, leads to a DOUBLE GARAGE, with attached OFFICE ideal for running a business from home. Within walking distance of the village centre, with its good range of amenities, restaurants and bars, and only a short distance from LOUGHBOROUGH

ENDOWED SCHOOLS, this delightful home will appeal to the discerning purchaser seeking a spacious, most comfortable home in a quiet, leafy location.

#### STORM PORCH

Giving access to the front door.

#### ENTRANCE HALL

Stairs off to first floor, radiator, spot lights, cloaks cupboard, under-stairs storage cupboard and doors into downstairs W.C., lounge, dining room and dining kitchen.

#### DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled W.C. and corner wash hand basin, and tiled flooring.

#### LOUNGE

30' 6" x 13' 5" (9.3m x 4.09m) Double glazed windows to front and side elevations, working open fire, two radiators, two pendant lights and sliding doors into conservatory.

#### CONSERVATORY

13' 8" x 13' 3" (4.17m x 4.04m) Constructed in wood and double glazing, tiled flooring, wall lights, access into dining kitchen and double doors to rear elevation leading out into the garden.

#### DINING KITCHEN

20' 6" x 14' 4" max. (6.25m x 4.37m) Fitted with a modern range of wall, base and drawer units with granite work surfaces, sunken one and a half bowl stainless steel sink unit, built in six ring gas hob,

stainless steel extractor hood, built in eye-level double oven, under-counter space and plumbing for dishwasher, space for fridge freezer, island unit, tiled flooring, radiator, space for dining table, double glazed windows to rear elevation, high level windows to side elevation, external doors to side and rear elevations and door into utility room.

#### UTILITY ROOM

Fitted with laminate work surfaces, Belfast style sink unit, under-counter space and plumbing for washing machine and tumble dryer, continuation of tiled flooring and sliding doors into dining room.

#### DINING ROOM

20' 4" x 10' 4" max. (6.2m x 3.15m) Double glazed windows to front and side elevations, wooden flooring,



radiator and two pendant lights.

#### LANDING

Double glazed windows to front and side elevations, radiator, spot lights, access to loft, wooden flooring and doors to all four bedrooms and family bathroom.

#### MASTER BEDROOM

19' 5" x 13' 8" (5.92m x 4.17m) Two double glazed windows to front elevation, spot lights, two radiators, built in wardrobes and door into en suite.

#### EN SUITE SHOWER ROOM

10' 4" x 4' 8" (3.15m x 1.42m) Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and corner shower cubicle, ladder radiator, fully tiled walls and flooring.



#### BEDROOM

11' 10" to wardrobes x 10' 1" (3.61m x 3.07m) Double glazed window to front elevation, fitted wardrobes and radiator.

#### BEDROOM

13' 5" x 11' 8" (4.09m x 3.56m) Double glazed window to side elevation, built in wardrobe and radiator.

#### BEDROOM

20' 5" x 12' 7" max. (6.22m x 3.84m) Double glazed window to side elevation, two radiators, spot lights and door to en suite.

#### EN SUITE SHOWER ROOM

8' 7" x 4' 9" (2.62m x 1.45m) Fitted with a three piece







suite comprising close coupled W.C., pedestal wash hand basin and double shower cubicle, and double glazed window to side elevation.

#### FAMILY BATHROOM

11' 1" x 8' 7" (3.38m x 2.62m) Fitted with a four piece suite comprising close coupled W.C., pedestal wash hand basin, shower cubicle and bath, radiator, ladder radiator, tiled flooring and double glazed window to side elevation.

#### OFFICE

12' 2" x 9' 8" (3.71m x 2.95m) Fully insulated office with power and light, adjoin the garage.

#### GARAGE

Detached double garage with remote control up and

over door, and personnel door to side.

#### OUTSIDE

The property is approached via electric gates which give access to an extensive gravel driveway, edged with mature trees and shrubs. This leads down to the detached garage and office, and the main house. There is gated access down the side leading to the rear garden. To the rear of the property is a mainly lawn garden with paved patio area, established plants and shrubs, enclosed by wooden fencing and hedges.

#### GENERAL NOTES

Viewing Arrangements

Please contact Clare, Stef, Hannah or Becky to arrange your viewing.

#### Fixtures, Fittings and Appliances

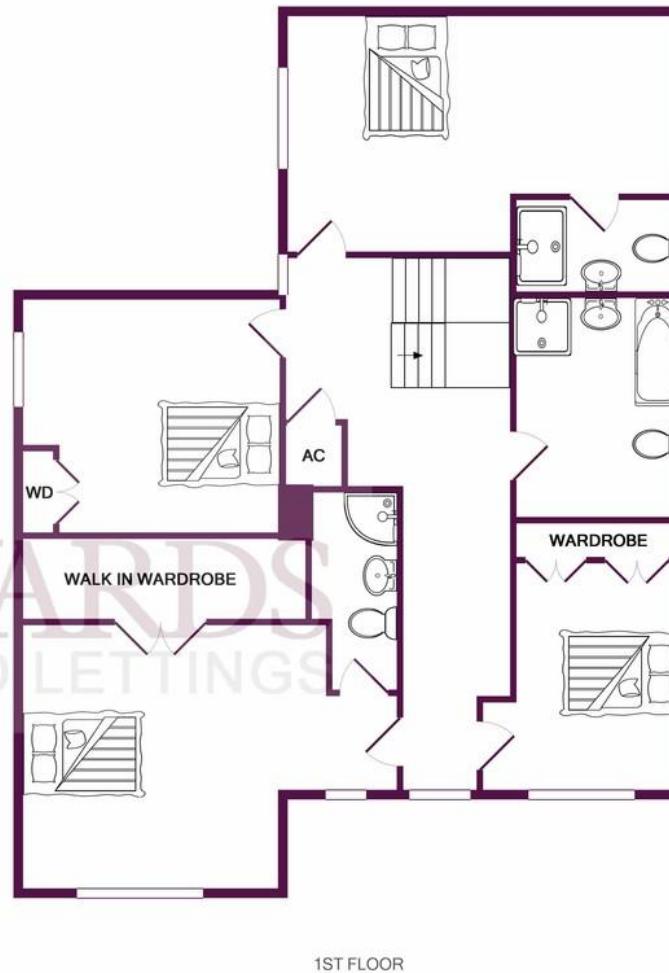
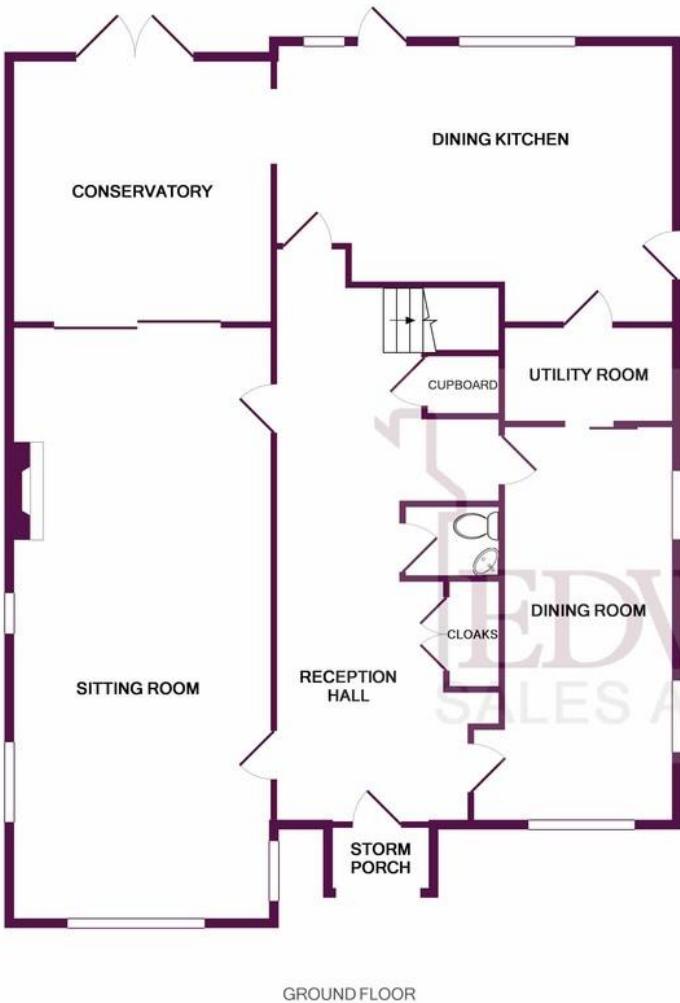
Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

#### 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.



## COUNCIL TAX BAND

Tax band G

## TENURE

Freehold

## LOCAL AUTHORITY

Charnwood Borough Council

Energy Efficiency Rating	
	Current   Potential
(92-100)	A
(81-91)	B
(70-80)	C
(55-69)	D
(39-54)	E
(21-38)	F
(0-20)	G

Not energy efficient - higher running costs  
EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current   Potential
(92-100)	A
(81-91)	B
(70-80)	C
(55-69)	D
(39-54)	E
(21-38)	F
(0-20)	G

Very environmentally friendly - lower CO<sub>2</sub> emissions  
EU Directive 2002/91/EC

Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

