



Beardsley Road
Quorn, Loughborough, LE12 8UX

£269,950

Property Features

- THREE BEDROOMS
- DINING KITCHEN
- SPACIOUS LOUNGE
- GARDEN ROOM
- FAMILY BATHROOM
- PARKING FOR FOUR CARS

Full Description

This DETACHED FAMILY HOME, nestled in a delightful location in the SOUGHT AFTER VILLAGE OF QUORN, benefits from THREE BEDROOMS and family bathroom upstairs, and RECENTLY REFITTED DINING KITCHEN, SPACIOUS LOUNGE and GARDEN ROOM to the ground floor. With front and rear gardens, DRIVEWAYS PROVIDING PARKING FOR FOUR CARS and situated in a quiet cul de sac, this LOVELY HOME is ready when you are, to move in, unpack and enjoy.

ENTRANCE HALL

Door leading into entrance hall with stairs off to first floor, built in storage cupboard, radiator and door leading to the lounge.

LOUNGE

15' 6" x 11' 0" (4.72m x 3.35m)

PVCu double glazed bow window to the front elevation, two radiators and door leading into the kitchen diner.

KITCHEN DINER

14' 7" x 9' 1" (4.44m x 2.77m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, sink drainer, built in gas hob with extractor hood over, integrated electric oven, integrated AEG coffee machine, integrated dishwasher, space for a fridge-freezer, under stairs storage cupboard, window and double doors leading to the garden room.

GARDEN ROOM

14' 2" x 6' 9" (4.32m x 2.06m)

With plumbing for a washing machine and PVCu double glazed window and double doors to the rear elevation.



LANDING

Access to the loft through loft hatch, airing cupboard housing the boiler and doors to all three bedrooms and bathroom.

BEDROOM ONE

13' 5" x 8' 5" (4.09m x 2.57m)

PVCu double glazed window to the front elevation and radiator.

BEDROOM TWO

11' 2" x 8' 5" (3.4m x 2.57m)

PVCu double glazed window to the rear elevation and radiator.

BEDROOM THREE

7' 5" x 5' 11" (2.26m x 1.8m)

PVCu double glazed window to the front elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close-coupled W.C, pedestal wash basin and bath with shower over, ladder-style radiator and PVCu double glazed window to the rear elevation.



OUTSIDE

To the front of the property is a lawned garden and tarmac driveway leading alongside the property with gated access to the rear garden. The rear garden is mainly laid to lawn with a pond, paved path and wooden shed.



GENERAL NOTES

Viewing Arrangements

Please contact Clare, Hannah, Becky or Ben 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.



Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

