EDWARDS
SALES AND LETTINGS

Sutton Close

Quorn, LE12 8GA

£230,000

Property Features

- IMMACULATE BUNGALOW
- OVER 55'S COMPLEX
- TWO BEDROOMS
- SPACIOUS LOUNGE/DINER
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- REFITTED SHOWER ROOM
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING
- RESIDENTS AND VISITOR PARKING
- WELL TENDED GARDENS

Full Description

Situated in this DELIGHTFUL, MUCH SOUGHT AFTER OVER 55'S COMPLEX, this LOVELY BUNGALOW is IMMACULATE THROUGHOUT and boasts a SPACIOUS LOUNGE/DINER, QUALITY REFITTED KITCHEN with INTEGRATED APPLIANCES, REFITTED SHOWER ROOM, TWO BEDROOMS and benefits from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. This beautifully managed, warden aided complex forms a friendly, safe community, provides ample resident and visitor parking, has a comfortable Residents Lounge for meet ups and activities and is available as soon as you are to move in, unpack and enjoy the quiet life.

ENTRANCE HALL
PVCu double glazed door into entrance hall with radiator, carpet, storage cupboard and door leading to lounge/diner, breakfast kitchen, both bedrooms and shower room

LOUNGE/DINER
14' 2" x 14' 2" (4.32m x 4.32m)
Radiator, carpet, Adam style fireplace with living flame electric fire, PVCu double glazed window and PVCu double glazed sliding doors leading to the patio and communal gardens.

KITCHEN
11' 10" x 7' 2" (3.61m x 2.18m)
Fitted with a modern range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated eye-level electric oven, built in ceramic hob, integrated extractor hood, integrated fridge and freezer, integrated washer/dryer, walk in pantry cupboard, radiator and PVCu double glazed window to rear elevation.

BEDROOM ONE
10' 3" x 10' 3" (3.12m x 3.12m)
PVCu double glazed window to front elevation, fitted bedroom wardrobe, carpet and radiator.

BEDROOM TWO
10' 7" x 7' 3" (3.23m x 2.21m)
PVCu double glazed window to front elevation, carpet and radiator.

SHOWER ROOM
7' 3" x 6' 4" (2.21m x 1.93m)
Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and corner shower cubicle with ladder style radiator.

OUTSIDE
To the front of the property is a lawn garden with pathway leading to front door and off street parking. To the rear of the property is a patio seating area, with remote controlled awning over, leading to the manicured mature communal gardens.

PROPERTY INFORMATION
The property also benefits from a Residents' Lounge nearby for communal activities and 24 hour warden aid.
· Tenure Type: Leasehold
· Lease Term: 99 Years granted 13/12/1995
· Qualifying Age: Male over 55 and Female over 55
· Service Charge : £181.00pcm
Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

GENERAL NOTES
Viewing Arrangements
Please contact Clare, Katie, Dominique or Liz 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.

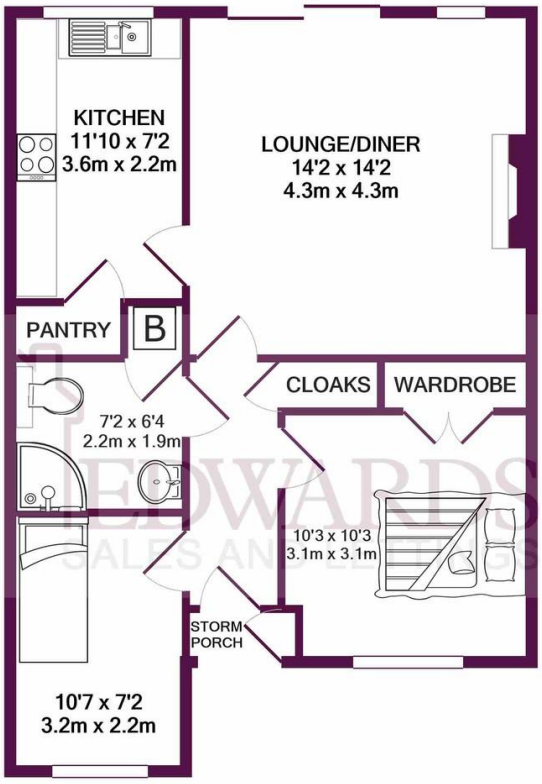
Internal photographs
It should not be assumed that items shown in our photographs are included in the sale of the property.

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, Setfords Solicitors, 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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38 Frederick Street
Loughborough
Leicestershire
LE11 3BJ

helloedwards.co.uk
info@helloedwards.co.uk
01509 268208

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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