



**The Pavilions, Sutton Close**

Quorn, LE12 8GA

**Offers Over £220,000**

## Property Features

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- WELL-PRESENTED BUNGALOW
- OVER 55'S COMPLEX
- TWO BEDROOMS
- KITCHEN
- BATHROOM
- LOUNGE/DINER
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING
- RESIDENTS AND VISITOR PARKING

## Full Description

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This LOVELY BUNGALOW is situated in a MUCH SOUGHT AFTER OVER 55'S COMPLEX. WELL-PRESENTED THROUGHOUT, it offers TWO BEDROOMS, a BATHROOM, LOUNGE/DINER and KITCHEN. There are also the added benefits of PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. The presence of a SCHEME MANAGER at The Pavilions ensures that there is always someone on hand to offer any help and assistance. Also, there is a 24 HOUR EMERGENCY ALARM SYSTEM in place. There is a Residents Lounge and Kitchen where you can meet friends for a coffee and a chat, or join in other regular activities. This beautifully managed and maintained complex provides a friendly, safe community with ample resident and visitor parking.

### ENTRANCE HALL

Storm porch with front door into entrance hall with radiator and further door into lounge diner.

### LOUNGE DINER

14' 3" x 12' 9" max. (4.34m x 3.89m)

L-shaped room with PVCu double glazed bay window to front elevation, radiator, electric fire and doors leading into kitchen and inner hallway.

### KITCHEN

11' 5" x 7' 6" (3.48m x 2.29m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink drainer, space for cooker, under-counter space and plumbing for washing machine, space for fridge freezer, cupboard concealing wall-mounted boiler, pantry, radiator, wood effect vinyl flooring and PVCu double glazed window to front elevation.



## INNER HALLWAY

Store cupboard, access to loft (which has aluminium ladder, light and is fully boarded) and doors to both bedrooms and bathroom.

## BEDROOM ONE

10' 4" to wardrobes x 9' 7" (3.15m x 2.92m)

PVCu double glazed bay window to rear elevation, radiator, built in wardrobes and fitted bedroom furniture.

## BEDROOM TWO

10' 7" x 7' 3" (3.23m x 2.21m)

Radiator and PVCu double glazed sliding doors to rear elevation leading out into the garden.

## BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with thermostatic shower over, chrome ladder radiator, wood effect vinyl flooring and airing cupboard fitted with a small ladder radiator and shelves.

## OUTSIDE

To the front and rear of the property are gardens which are all maintained by Longhurst Housing. A residents and visitors car park is located in front of number 11.

## 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.

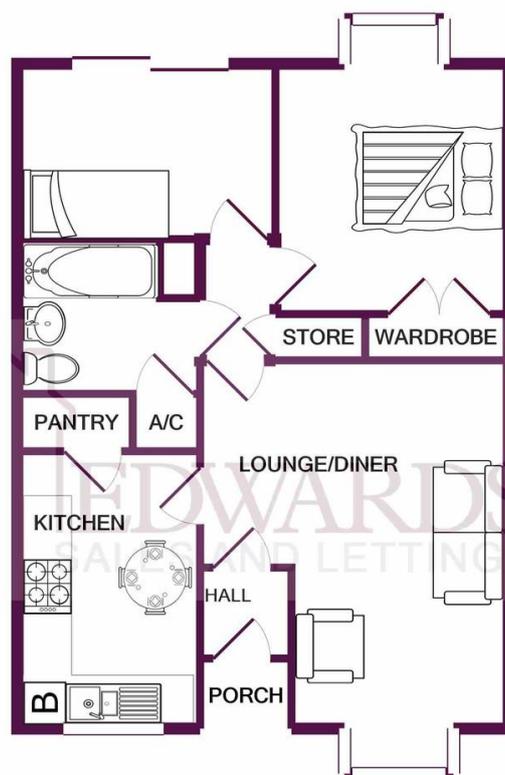
#### General Note

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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