



Sutton Close, Quorn, Leicestershire LE12 8GA

£185,000

Welcome to Sutton Close, Quorn, Loughborough - a charming bungalow in an over 55's development that could be your next dream home! This delightful property boasts 1 reception room, perfect for entertaining guests or simply relaxing after a long day. With 2 cosy bedrooms, there's plenty of space for a small family or guests to stay over. The property also features a well-maintained bathroom, ensuring your comfort and convenience.

Situated in a peaceful neighbourhood, this bungalow offers a tranquil retreat from the hustle and bustle of everyday life. The location is ideal for those seeking a quiet and serene environment to call home. Additionally, with parking available for 1 vehicle, you'll never have to worry about finding a spot for your car.

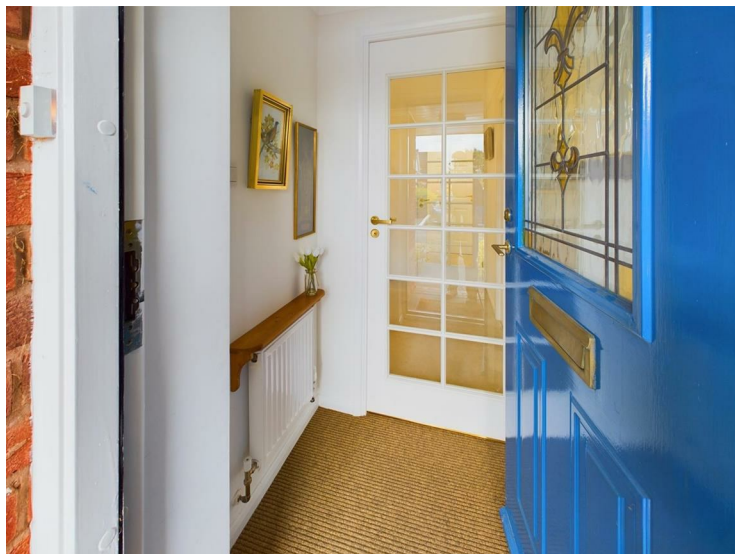
Whether you're looking to downsize or simply enjoy single-level living, this bungalow has something to offer everyone. Don't miss out on the opportunity to make Sutton Close your new address - schedule a viewing today and experience the charm and comfort this property has to offer!

Sutton Close, Quorn, Leicestershire LE12 8GA

Entrance Porch

Useful storage cupboard.

Hall



Door to front and radiator.

Lounge



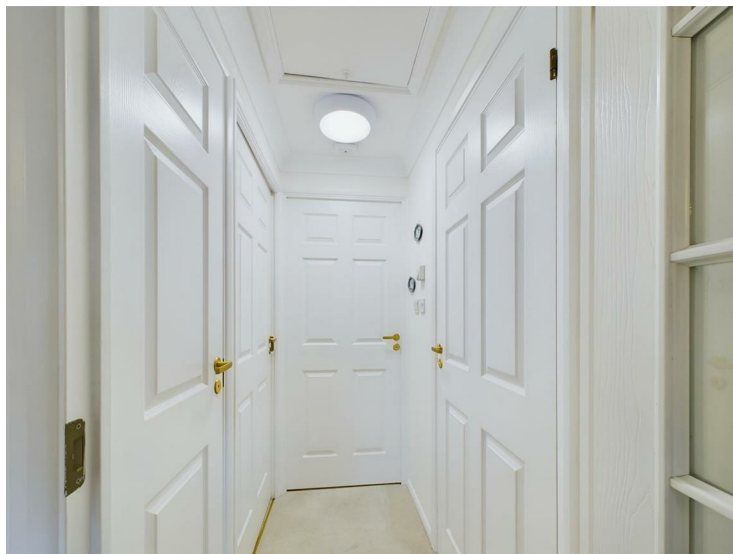
Upvc window to front and radiator.

Dining Kitchen



With an extensive range of modern shaker style fitted cupboards and worktops, built in washing machine, dishwasher, oven, electric hob, built in fridge, Worcester central heating boiler and a useful walk in shelved pantry.

Inner hall



With built in cupboard.

Bedroom One



Fitted wardrobes, draws and cupboards, upvc bay window to rear.

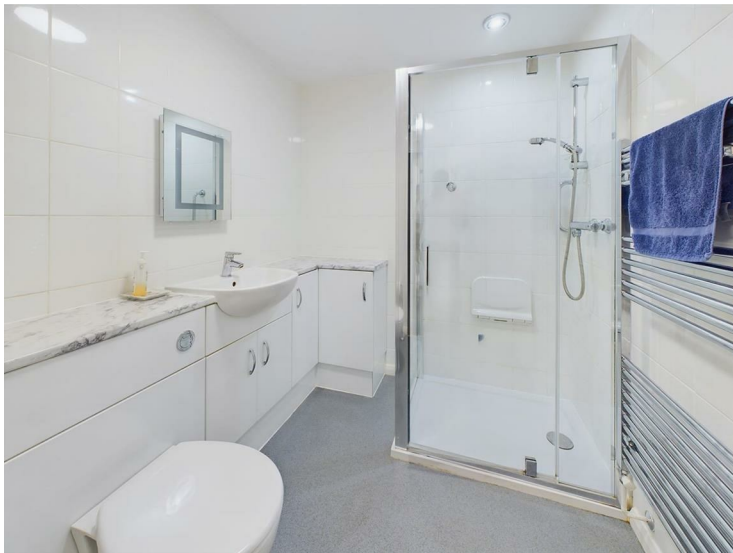
Sutton Close, Quorn, Leicestershire LE12 8GA

Bedroom Two



Upvc patio doors to rear, radiator, fitted wardrobes and cupboards also incorporating a desk area.

Refitted Shower Room



low level wc, vanity wash hand basin, seperate shower cubicle with a mains shower and integrated seat. Towel radiator, Useful built in airing cupboard with shelving and towel radiator.

Outside

Front Garden



Small front garden with flowering borders.

Rear Garden



Fully maintained front and rear gardens with lawn area and flowering and shrub borders. small patio area.

Communal Parking Spaces

There are multiple first come first served car parking spaces and visitor parking.

Agents Note

The agents are informed the property is subject to a 99 year lease started 3/1996. It is for over 55's only and there is a service charge of £235 per month - further details should be checked via your solicitors.

Tenure

Leasehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

Sutton Close, Quorn, Leicestershire LE12 8GA

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

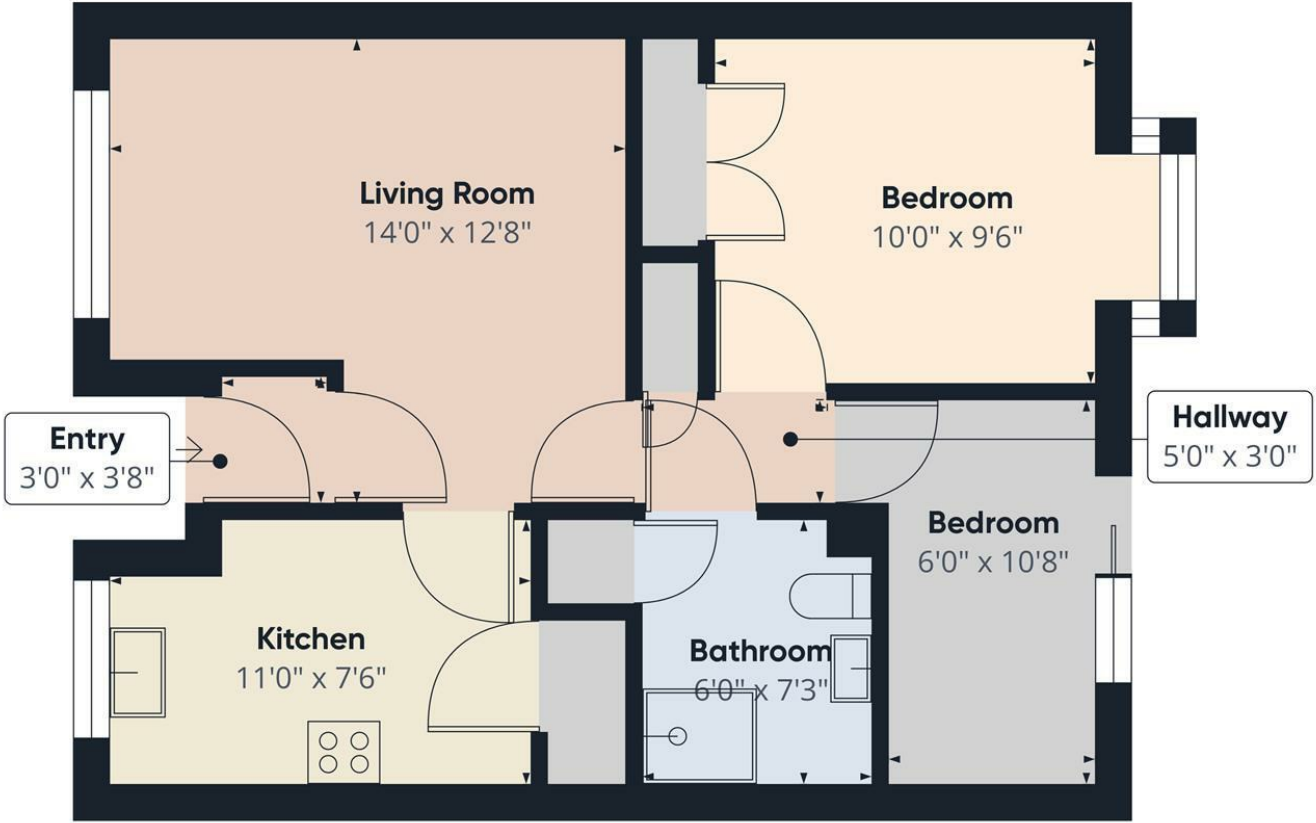
General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Approximate total area⁽¹⁾
527.86 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

