

JAMES SELICKS

41 NURSERY LANE

QUORN, LEICESTERSHIRE LE12 8BH

GUIDE PRICE: £750,000





Built in 2018, this attractive, four double bedroom detached family home offers almost 2,000 square feet of stylish accommodation including two reception rooms, four bathrooms and a stunning breakfast kitchen with off street car standing and easily maintained rear gardens.

Underfloor heated ground floor • entrance hall • cloakroom • dining room • sitting room • breakfast kitchen • utility • three first floor bedrooms • two en-suites • family bathroom • second floor bedroom • dressing area • en-suite • driveway • landscaped gardens • uPVC sash style windows • oak doors throughout • EPC - B

Location

The village of Quorn is flanked by beautiful North Leicestershire countryside, enjoys the River Soar running through the centre and offers a wide range of amenities including shops, restaurants, a Church and public houses. It is excellently located for access to Leicester, Loughborough, Birmingham, Nottingham and East Midlands Airport.

Accommodation

A smart composite door leads into an entrance hall with engineered wood flooring housing the oak staircase to the first floor and a useful cloakroom providing a two piece suite. A dining room to the front of the property has a shuttered window. The spacious sitting room has a shuttered window to the front, a feature stone fireplace with an inset remote controlled gas log burner style fire on a slate hearth, built-in corner media and display cabinets, inset ceiling spotlights and French doors leading onto the patio. The beautiful breakfast kitchen has two windows to the rear overlooking the garden and boasts an excellent range of contemporary style, soft grey eye and base level units and drawers with quartz preparation surfaces and an undermounted stainless steel sink with mixer tap over. A contrasting navy island unit with a blockwood top and pendant lighting over provides breakfast bar space. Integrated appliances include a fridge, freezer, Electrolux dishwasher, Neff double oven, AEG electric hob and a stainless steel extractor unit. Inset ceiling spotlighting and tiled flooring and a part glazed uPVC patio door to the side. A utility room with matching units, quartz worktops, a sink and tiled floor provides space and plumbing for a washing machine/tumble dryer and has a part obscure glazed uPVC patio door to the side.

To the first floor is a landing with a sash window overlooking the Church, housing a useful built-in storage cupboard and stairs to the second floor. There are three first floor bedrooms, two with contemporary en-suite shower rooms, and a further family bathroom with an obscure glazed window to the front, luxuriously appointed with an enclosed WC, a wash hand basin with storage beneath, an oval freestanding bath and a large tiled shower enclosure with drench and personal shower heads. To the second floor is a landing housing useful storage and giving access to a further bedroom, having a sash dormer window to the rear and access to a walk-in wardrobe/dressing area and an en-suite bathroom a three piece suite.

Outside

The property enjoys a pretty frontage behind black wrought iron railings and off street parking for two cars. To the rear of the property are lovely landscaped, low maintenance gardens with gravelled pathways, paved patio entertaining areas, a wooden shed and delightful planted borders. The picturesque St Bartholomew's Church adjacent is visible to both front and rear.

Tenure: Freehold. **Conservation Area:** Quorn

Local Authority: Charnwood Borough Council, Tax Band: F

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: fibre, 36.2mbps

Wayleaves, Rights of Way & Covenants: There is an unofficial requirement that the verge to the right hand side of Chantry Close, which is still owned by the original owner of the land sold to the Developer be maintained by the owners of 4 Nursery Lane, 2 & 4 Chantry Close.

Flooding issues in the last 5 years: None Known

Accessibility issues: None Known

Planning issues: None Known











Nursery Lane, Quorn, Loughborough, LE12

Approximate Area = 1974 sq ft / 183.3 sq m

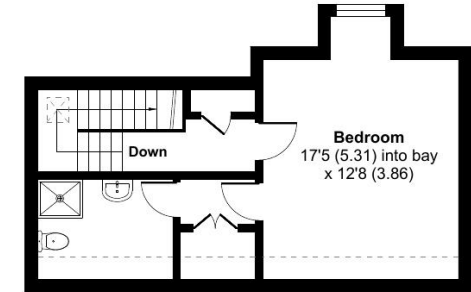
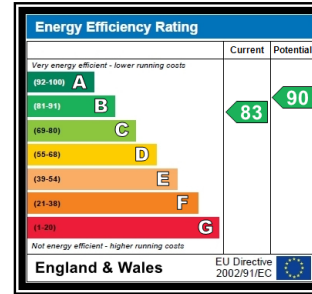
Limited Use Area(s) = 42 sq ft / 3.9 sq m

Total = 2016 sq ft / 187.2 sq m

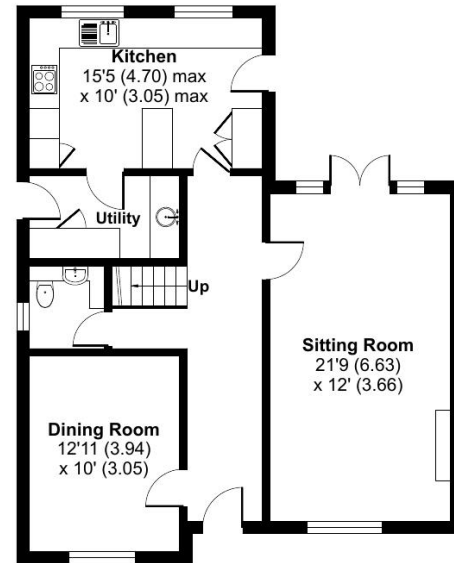
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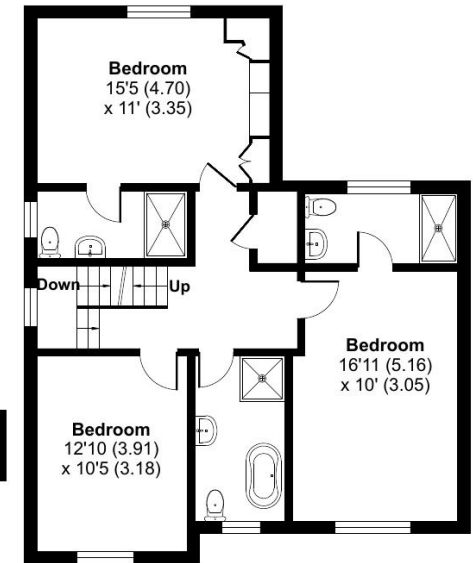
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for James Sellicks Estate Agents. REF: 1125009

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

