

Mansfield Avenue | | Quorn | LE12 8BD

Asking price £575,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Occupying a tucked away position within this exclusive enclave of large executive detached family homes, this substantial 5 bedroom home is only a short walk away from the centre of the village and numerous amenities. The house is well presented throughout, with GCH and DG and offers flexible accommodation over two floors. There is a double garage, driveway and enclosed rear garden which is particularly private. The accommodation offers entrance hall, w/c, study, lounge, garden room, utility room and an open plan dining room and kitchen. The first floor gives way to 5 bedrooms, en-suite and family bathroom. An early inspection is strongly advised to avoid disappointment, as homes of this type in this location are rare to the market.

Substantial Executive Detached Home	Highly Regarded Position
Five Bedrooms	En-Suite & Family Bathroom
Lounge & Dining Kitchen	Garden Room & Study
Utility Room & W/c	Double Garage & Driveway
An Ideal Family Home	No Upward Chain

Entrance Hall
With laminate flooring which gives access to reception rooms as well as staircase rising to the first floor.

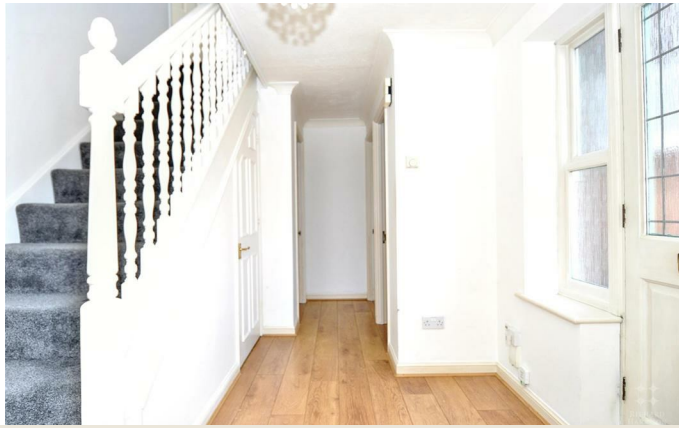
W/c
A two piece suite comprising low level flush W/c and wash hand basin.

Study
With a window to the front and offering flexibility as a snug or home office.

Lounge
A spacious room with bay window to the front as well as a feature fireplace. It also gives access to-







"Occupying a Tucked Away Position"











Garden Room
A bright and versatile room that offers a lovely view of the garden.

Dining Kitchen
A spacious room with timber laminate floor. There are variety of wall and base mounted units and space to accommodate integrated appliances including electric oven, gas hob, extractor fan and space for a dishwasher, fridge and freezer. The room offers living and dining space ideal for entertaining with a feature bay window to the rear.

Utility
With space to accommodate a washer and dryer as well as a door giving access to the rear garden.

First Floor Landing
Gives access to-

Bedroom 1
A large master bedroom suite with window to the rear and access to -

En-Suite
A three piece suite comprising low level flush W/c, wash hand basin and bath with a shower over. There is also a window to the rear.

Bedroom 2
A large room with window to the rear.

Bedroom 3
A double room with window to the front.

Bedroom 4
A double room with built in wardrobes and window to the front.

Bedroom 5
A good sized bedroom with a window to the side.

Family Bathroom
A three piece suite comprising low level flush W/c, wash hand basin and bath. There is also a window to the side.

Outside
The property has areas a of planting to the front, with a double driveway at the side leading to the detached double garage. The rear garden is enclosed and particularly private with lawn and patio.

The Area
The Village of Quorn is hugely popular, with a vast array of amenities including shops, pubs, restaurants, healthcare and picturesque walks nearby along the River Soar. The village is 10 minutes away from Loughborough with its direct train link to London St Pancras in approx 1hr 40mins. The nearby A6, A46 and M1 make this area an ideal choice for commuters.











Extra Information

• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

Solar Panels

The property has solar panels which are owned by the house. There will be the benefit of the use of free electricity whilst the panels are generating and the benefit of a feed-in tariff which is index linked and the current vendor tells us he gains circa £2 - £2.5k per year. All details to be checked and verified by your conveyancing solicitor.





"Substantial Family Home"

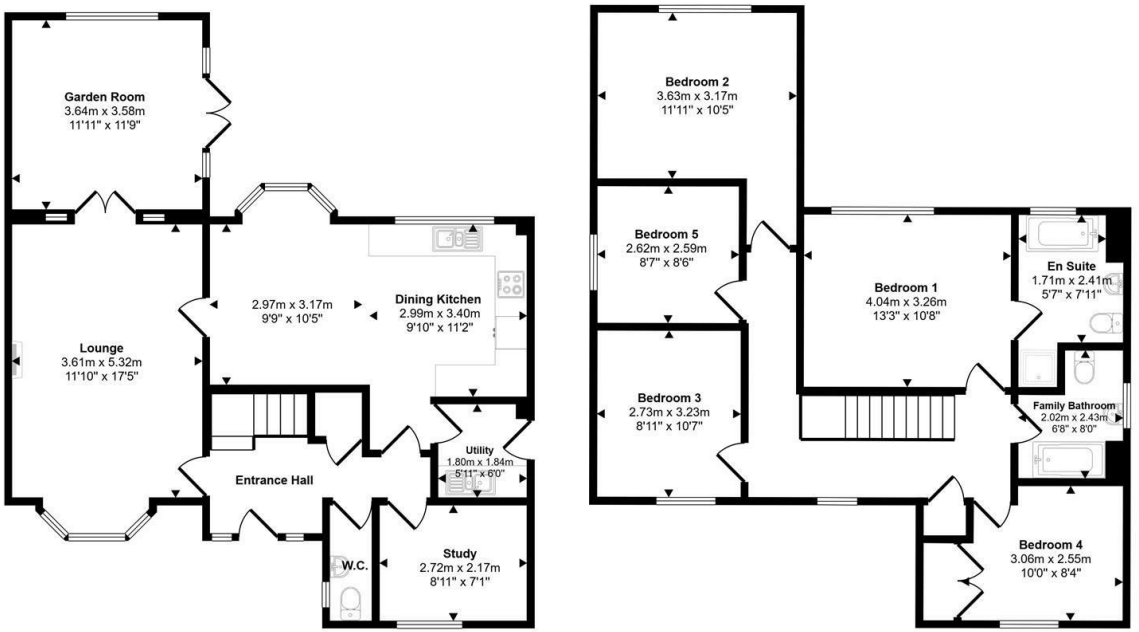








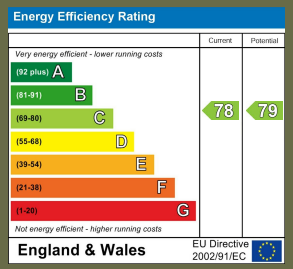
Approx Gross Internal Area
155 sq m / 1664 sq ft



Ground Floor
Approx 78 sq m / 839 sq ft

First Floor
Approx 77 sq m / 825 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk