



**NURSERY LANE,  
QUORN, LE12 8BH**

**£425,000  
FREEHOLD**

An individually designed detached bungalow benefiting from three good sized bedrooms, the master with ensuite and built in wardrobes, 17ft lounge, 16ft modern kitchen diner with French doors out to the garden, and two modern shower rooms. Outside there is a private lawn garden and tarmac driveway providing ample off road parking, as well as a detached brick built garage.

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SALES AND LETTINGS

# NURSERY LANE

Individually designed bungalow | Three bedrooms

| Ensuite and built in wardrobes to master |

Modern shower room | CHARNWOOD BOROUGH

COUNCIL - TAX BAND D | 16ft modern kitchen

diner | 17ft lounge | Detached brick built garage

| Tarmac driveway | EPC RATING D



## PROPERTY SUMMARY

Situated away from the hustle and bustle, at the bottom of a private driveway, is this individually designed detached bungalow with detached brick built single garage. Having been built in 2004, it benefits from a modern kitchen diner, with French doors out to the garden, and two modern shower rooms. There are also three good sized bedrooms, the master having built in wardrobes, and 17ft lounge. Within walking distance of the village centre, with all village amenities including medical centre, shops, cafes and pubs.

## FULL DETAILS

This bungalow occupies a wonderful position, at the end of a private driveway, and offers a very quiet and peaceful outside space which includes a patio seating area with steps up to a raised lawn area, enclosed by brick wall and iron railings. There is a detached brick built garage for extra parking or providing fantastic storage, and a tarmac driveway.

Internally, the property is contemporary, with double glazing and gas central heating, and all rooms have been decorated in neutral colours. The entrance hall gives access to all connecting rooms. The kitchen diner is well fitted with integrated fridge, freezer, oven and hob, and space for washing machine. There is space for a table and chairs and French doors leading out onto the patio. The lounge is bright and airy with two windows, and well heated with two radiators as well as a living flame gas fire. There are three bedrooms; two doubles and a generous single, with the master having an ensuite shower room and built in sliding wardrobes. In addition there is a separate shower room.

The bungalow is located close to the village centre which benefits from lots of local shops as well as cafes, pubs and a medical centre. Quorn also has a beautiful park in the centre with children's play areas and a river running alongside. Within the village is St Bartholomews CofE primary school and Rawlins Academy secondary school.

## ENTRANCE HALL

## KITCHEN DINER

16' 3" x 9' 7" (4.95m x 2.92m)

## LOUNGE

17' 4" x 11' 9" (5.28m x 3.58m)

## SHOWER ROOM

## MASTER BEDROOM

14' 5" x 10' 4" max. (4.39m x 3.15m)

## ENSUITE SHOWER ROOM

## BEDROOM TWO

10' 10" x 9' 8" (3.3m x 2.95m)

## BEDROOM THREE

9' 8" x 7' 2" (2.95m x 2.18m)

## GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

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.

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

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.

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.

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.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose 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.

## NURSERY LANE







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### ADDITIONAL INFORMATION

**Local Authority** – Chamwood Borough Council

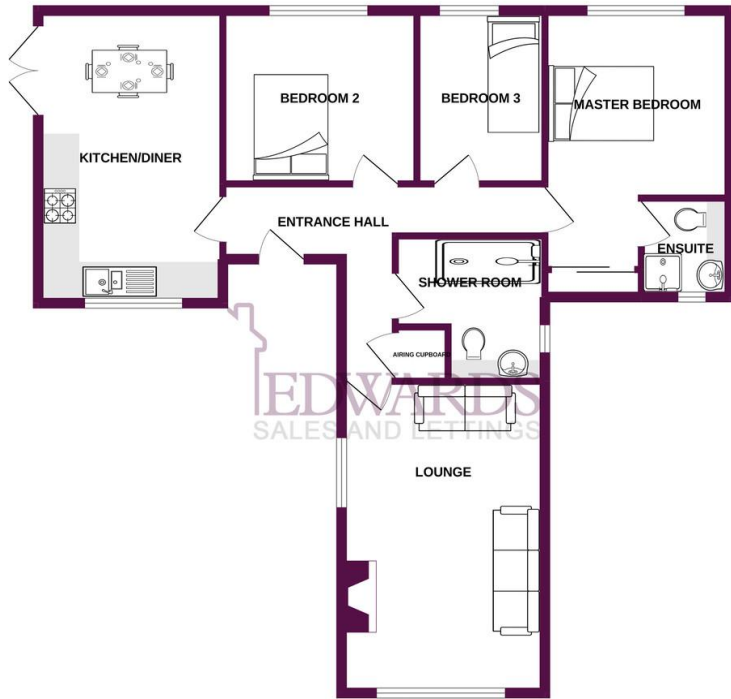
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Tenure** – Freehold



GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements