

Holdern

A Modern Estate Agent



20 Hutton Close, Loughborough, LE12 8WS

£425,000

A beautifully presented 3-bedroom detached home located in the highly sought-after village of Quorn, close to all local amenities. This immaculate residence features a welcoming entrance hall and a convenient WC. The spacious lounge and dining area offer a bright, airy space with French doors opening to the rear garden, perfect for indoor-outdoor living. The modern kitchen is fitted with integrated appliances, including a fridge/freezer, gas hob, electric oven, and ample space for additional appliances such as a dishwasher and washing machine. An ideal family home in a desirable location.

Summary

Upon entering the property, you are greeted by a welcoming entrance hall that leads seamlessly into the spacious and inviting living areas. To the right, a stylish guest WC provides added convenience for residents and visitors alike. The expansive lounge and dining area are tastefully decorated, offering ample space for relaxing with family or entertaining guests. French doors from the dining area open out to the beautiful rear garden, creating an easy flow between indoor and outdoor living.

The modern kitchen features integrated appliances including a fridge/freezer, gas hob, and electric oven. There are dedicated spaces for additional appliances such as a dishwasher and washing machine. The kitchen also benefits from plenty of storage and worktop space, ideal for preparing family meals.

Ascending to the first-floor landing, you'll find a bright and airy master bedroom, complete with contemporary fitted wardrobes that maximise storage. The master bedroom also boasts a stylish en suite shower room with a double shower cubicle.

The second bedroom is a generous double, offering ample room for furniture and perfect for a guest room or home office. The third bedroom is a versatile small double, ideal for children or as a study. The family bathroom features a modern white three-piece suite, including a bath with a shower attachment, a basin, and a toilet, finished to a high standard with contemporary tiling and fixtures.

This fantastic family home also benefits from a single integral garage with power supply, providing secure parking and additional storage options. Outside, there is off-road parking for two to three vehicles, making parking convenient for family and visitors alike.

Overall, this superb property combines modern elegance with practical family living, offering a perfect blend of space, style, and location in the heart of Quorn. An early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for

guidance only and, as such, must be considered incorrect.

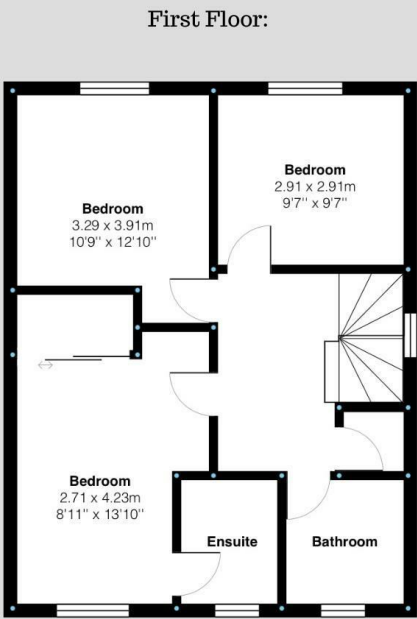
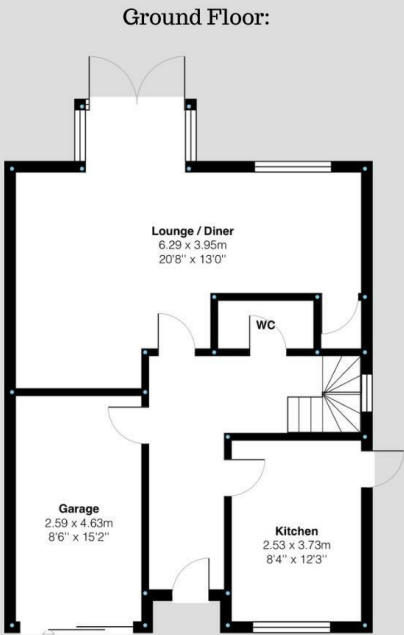
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



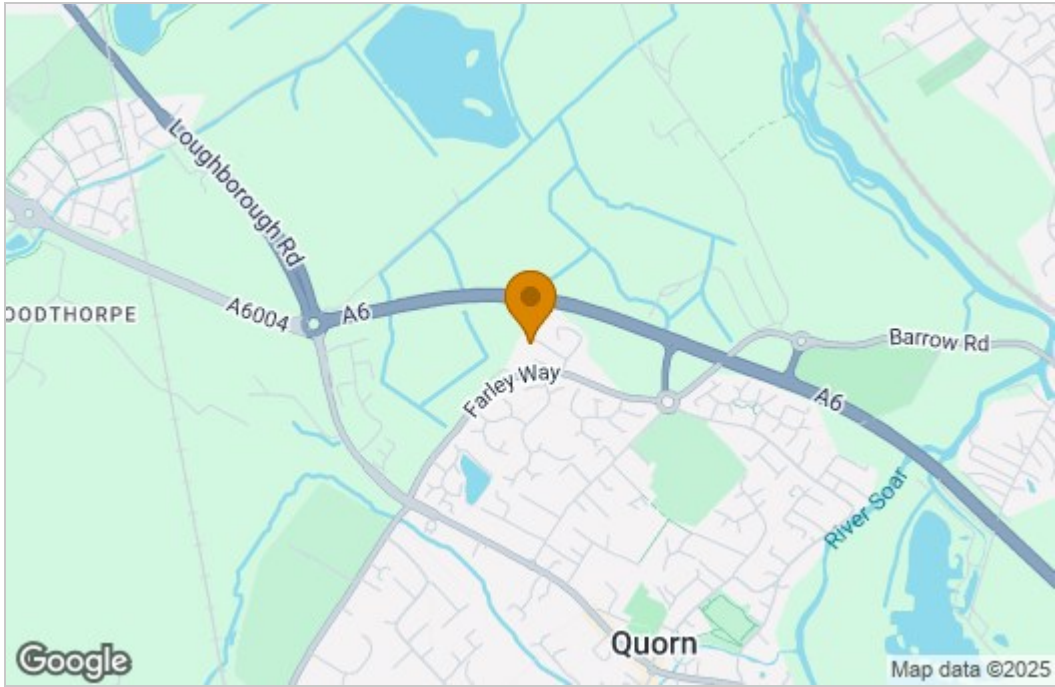
Hutton Close, Quorn
Internal Square Footage: 1152 sq.ft



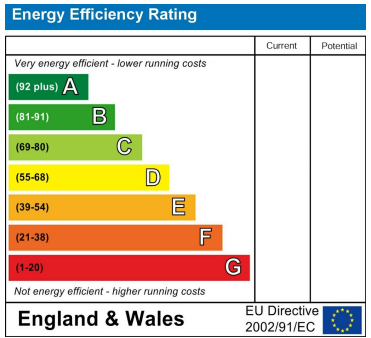
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Area Map



Energy Efficiency Graph



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