

# Holdings

A Modern Estate Agent



12 Harrington Close, Loughborough, LE12 8AZ

£425,000

Occupying a peaceful cul-de-sac position in the heart of sought-after Quorn village, this spacious three double bedroom detached bungalow with NO UPWARD CHAIN offers superb single-storey living within walking distance of an excellent range of independent shops, cafés, pubs and countryside walks.

## Summary

Tucked away within a peaceful and highly sought-after cul-de-sac in the heart of Quorn, this bungalow presents a rare opportunity to enjoy spacious single-storey living in one of Leicestershire's most desirable villages.

Just a short stroll from Quorn's vibrant village centre, the property is perfectly positioned to embrace the exceptional lifestyle the area is renowned for. Quorn offers a wonderful sense of community alongside an outstanding selection of independent boutiques, artisan cafés, traditional pubs, restaurants and everyday amenities, all set within a charming village atmosphere. Surrounded by picturesque countryside and scenic riverside walks, the village combines rural charm with excellent convenience, making it immensely popular with downsizers, professionals and families alike.

The bungalow itself is beautifully spacious throughout, offering well-balanced accommodation designed for comfortable modern living. A welcoming entrance porch leads into a central hallway, with a bright and generous lounge creating an ideal space to relax and entertain. The dining kitchen is well-appointed with integrated appliances and ample room for informal dining, while the rear conservatory provides a peaceful additional reception area overlooking the private gardens.

There are three excellent double bedrooms, complemented by a stylish refitted bathroom with contemporary shower facilities. The property further benefits from gas central heating and double glazing throughout.

Outside, the home enjoys a private rear garden, ideal for enjoying the quieter pace of village life, alongside a driveway, car port and useful garden shed.

Offering the perfect balance of tranquillity, community and convenience, this impressive detached bungalow occupies an enviable position within walking distance of everything Quorn village 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.

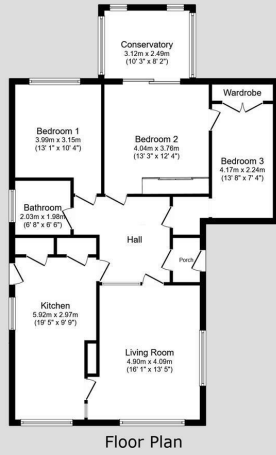
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

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

# Floor Plan



Floor Plan

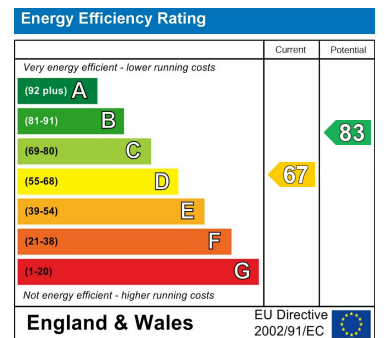
Total floor area: 103.8 sq.m. (1,117 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.ProperTools.co

## Area Map



## Energy Efficiency Graph



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