

# Holders

A Modern Estate Agent



**62 Fenny Copse Lane**  
Quorn, Loughborough, LE12 8WE

£270,000



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We are delighted to present this beautifully maintained and ideally located three-bedroom semi-detached family home, nestled in a quiet spot within a cul-de-sac in the popular Charnwood village of Quorn. Constructed by David Wilson Homes, this residence features a contemporary design and offers numerous upgrades, including a modern kitchen, a master bedroom with an ensuite shower room, a spacious garden that exceeds the typical size for this property type, and a side by side driveway with space for two cars.

The property is equipped with gas central heating and UPVC double glazing, and briefly comprises a welcoming reception hallway, a convenient ground floor WC, a lounge/dining area with French doors opening to the rear garden, and a well-appointed kitchen with recently upgraded units.

Upstairs, you will find three generously sized bedrooms, including the primary suite with an ensuite shower room, along with a family bathroom.

The exterior features a two-car driveway at the front and a privately aspected garden at the rear. This lovely outdoor space boasts a charming decked seating area complete with a pergola, elevated vegetable beds, and a garden shed.

We highly recommend an internal viewing to fully appreciate the accommodation on offer!

#### Entrance Hall:

The property is accessed via a double-glazed front door that leads into the hallway, featuring laminate flooring, a radiator, stairs leading to the first floor, and doors to the ground floor rooms.

#### Ground Floor WC:

The ground floor WC boasts laminate flooring and includes a low-level WC, a pedestal wash hand basin, a radiator,

inset ceiling spotlights, and a UPVC double-glazed window facing the front.

#### Dining Kitchen (11' 4" x 8' 3")

The kitchen is fitted with upgraded base and wall-mounted units, complemented by laminate flooring. It features a single sink with drainer and mixer tap, a gas hob with an overhead extractor, a double electric oven, and space with plumbing for both a washing machine and dishwasher. A wall-mounted central heating boiler is also present, along with a UPVC double-glazed window overlooking the front and room for a dining table and chairs.

#### Lounge/Diner (15' 6" max x 14' 5" max)

This lounge/dining area is enhanced by UPVC double-glazed French doors that open to the rear garden, flanked by side windows. It includes a useful understairs storage cupboard and a radiator.

#### Landing:

The landing features stairs rising from the ground floor, access to the partially boarded loft, and doors to all rooms.

#### Bedroom One (10' 8" x 9' 11")

Bedroom one boasts a UPVC double-glazed window facing the rear, a radiator, and a door leading to the ensuite.

#### Ensuite:

The ensuite shower room includes a three-piece suite comprising a double shower cubicle with shower overhead, a low-level WC, and a pedestal wash hand basin with tiled splashbacks, along with a UPVC double-glazed window facing the side.

#### Bedroom Two (12' 8" x 8')

This room features laminate flooring, a UPVC double-glazed window overlooking the front, an airing cupboard housing the hot water cylinder, and a radiator.

### Bedroom Three (7' 6" x 7' 1")

Bedroom three has laminate flooring, a UPVC double-glazed window facing the front, and a radiator.

### Bathroom:

The family bathroom includes vinyl flooring and features a three-piece suite comprising a bathtub with shower overhead and a side shower screen, a low-level WC, and a pedestal wash hand basin with tiled surround. Additionally, there is a heated towel rail and a UPVC double-glazed window to the side.

### Outside:

To the front, there is a parallel driveway accommodating two cars, a pathway leading to the front door, and side gated access to the rear. The rear garden, larger than average for the property type, is well-maintained, featuring a raised decked seating area, a primarily lawned area with raised vegetable beds, and a timber garden shed, outdoor tap, all enclosed by fencing.

### 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.

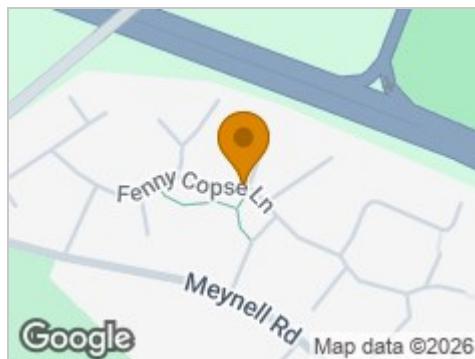
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make 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/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/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)



## Road Map



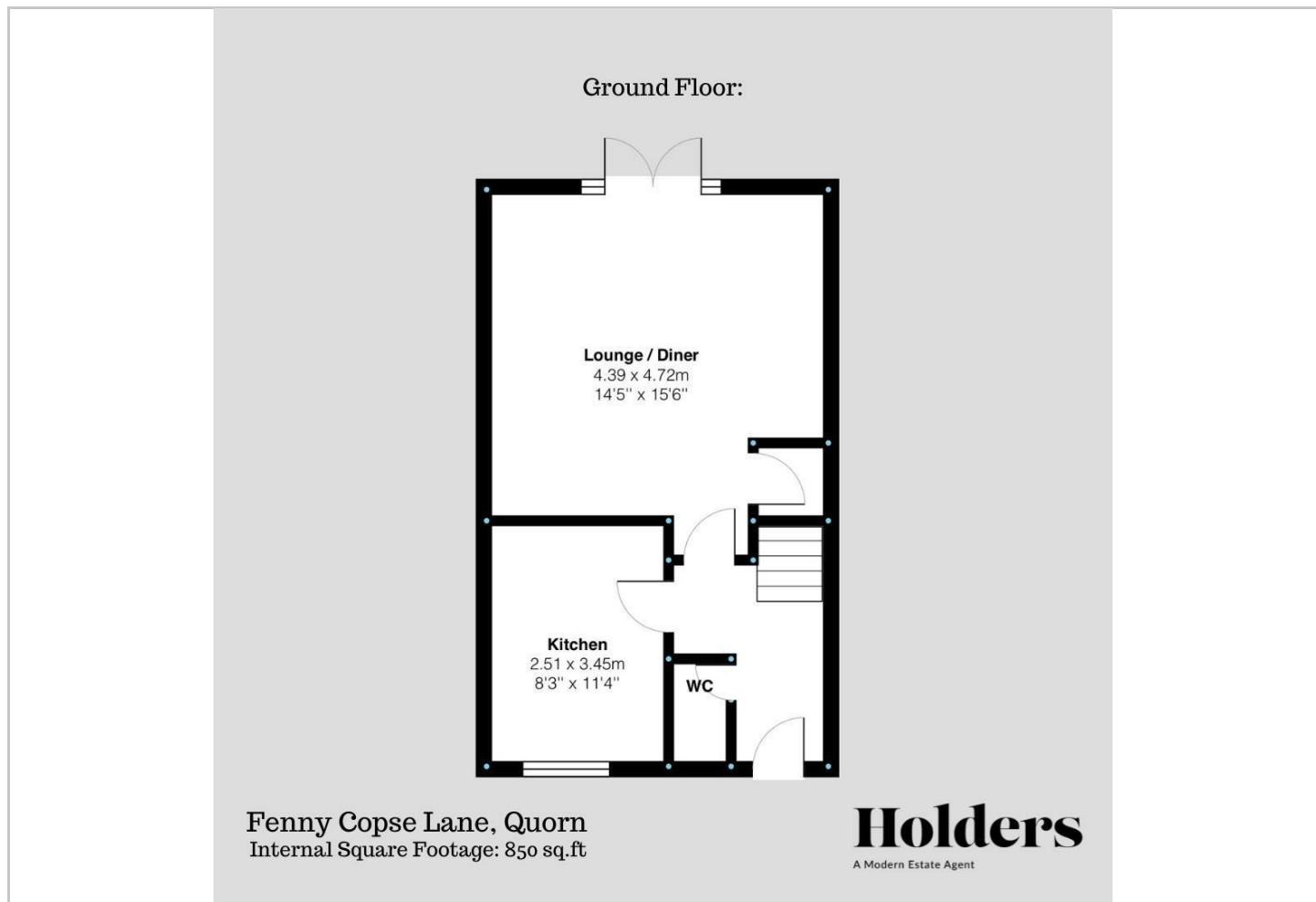
## Hybrid Map



## Terrain Map



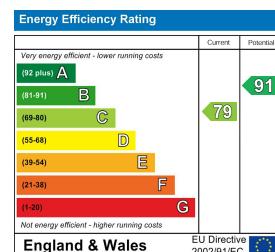
## Floor Plan



## Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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