

# Holdings

A Modern Estate Agent



8 Quorndon Terrace, Loughborough, LE12 8HJ

£299,950

A stunning and well presented 3 bedroom town house situated in a quiet courtyard in the village of Quorn and having the benefit of Upvc double glazing, gas central heating, driveway parking and modern décor throughout. In brief the property comprises of an entrance hallway with cloak w/c off, spacious lounge and dining kitchen. To the first floor are 2 double bedrooms, a single bedroom and the family bathroom. Outside to the rear is a patio and lawned garden. NO UPWARD CHAIN.

## Summary

Enter through a uPVC double-glazed door into the hallway, which also has a double-glazed window to the front, a radiator, and doors leading to the cloakroom WC and the lounge.

The cloakroom WC is fitted with a hand basin, toilet, radiator, and a double-glazed window to the front.

The lounge features a large double-glazed window to the front, a radiator, a modern fire with surround, laminate wood flooring, and stairs leading to the first floor. A door opens into the dining kitchen.

The dining kitchen is fitted with a range of modern wall and base units with contrasting roll-edge work surfaces and a one-and-a-half bowl sink with mixer tap. Integrated appliances include an electric oven, gas hob, and extractor hood, with additional space for a washing machine and fridge freezer. To the rear there is a double-glazed window and door. Laminate wood flooring continues through to the dining area, where there is also a large under-stairs storage cupboard.

Stairs rise from the lounge to the first-floor landing, providing access to three bedrooms and the family bathroom.

The main bedroom has a radiator and double-glazed French doors opening onto a Juliet balcony overlooking the rear garden. The second bedroom includes a radiator and a double-glazed window to the front. The third bedroom has a radiator and a double-glazed window to the front.

The family bathroom is fitted with a white suite comprising a bath with power shower over, toilet, and wash basin, along with a chrome heated towel rail, tiled walls and floor, and a double-glazed window to the rear.

Outside, the front of the property offers driveway parking for two vehicles, while the rear features a fenced garden with a patio area, lawn, and planted borders.

## 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.

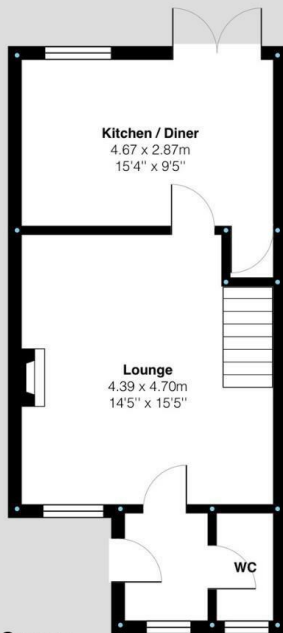
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make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

## Extra Information

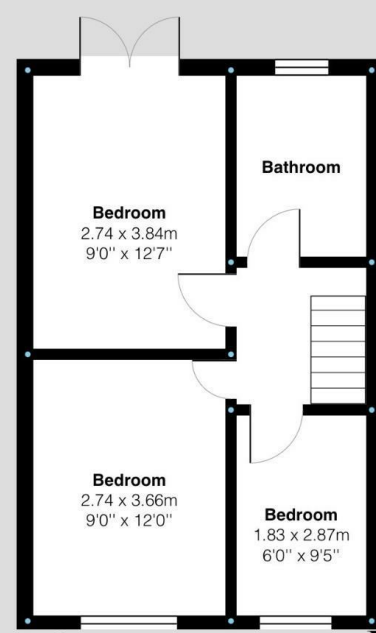
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



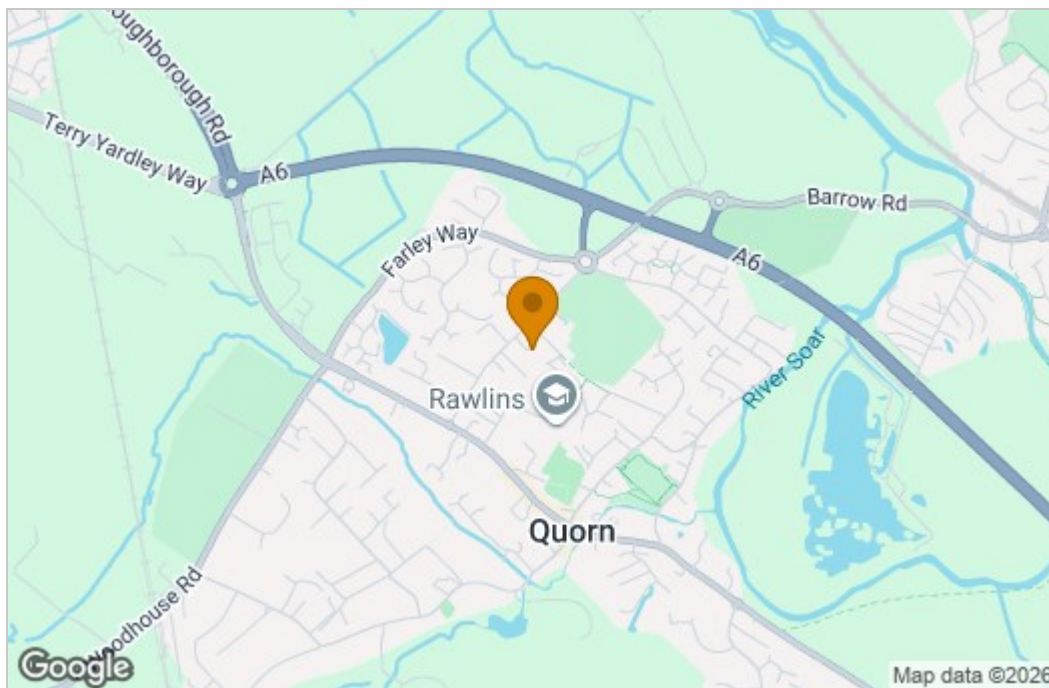
Quorndon Terrace, Quorn  
Internal Square Footage: Approx 807 sq.ft

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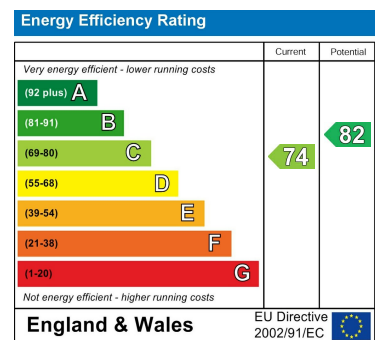
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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