

Holder's

A Modern Estate Agent



12 Epworth Court, Loughborough, LE12 8FR

£300,000

Holder's are delighted to bring to market this immaculately presented two bedroom masonette situated on the gated development 'Epworth Court' in the highly desirable village of Quorn. The property benefits from stunning uninterrupted views to the rear over the churchyard and allocated parking all whilst being in the bustling village centre.

Summary

Upon entry to the property through the front door you arrive in the hall, this provides access to the accommodation on the first floor as well as a handy under stair storage cupboard.

Ascending to the first floor you arrive on the landing, this provides access to the main living accommodation, one double bedroom, family bathroom, storage cupboard and further staircase up to the second floor.

The family bathroom is fitted with a lovely modern suite comprising, bath with shower over, inset w.c and pedestal wash hand basin with storage below.

The heart of the home is undoubtedly the living kitchen, extends from the front to the rear and being dual aspect is a lovely bright space, divided into two separate areas. The living space is carpeted and gives access to the balcony and offers great views of Quorn church. The kitchen is very well appointed and includes an array of wall and base units with work tops above. Additionally, there is an inset stainless steel sink unit with a mixer tap, roll top surfaces with a matching splashback, and an integrated four-ring induction hob with a stainless steel splashback and extractor hood above as well as integrated dishwasher, washing machine and fridge freezer.

The second bedroom is of good proportions and comfortably a double room, situated at the rear of the property it again offers a pleasant outlook.

Ascending to the top floor you arrive on the landing, this is a good space and could offer use as a small study area too subject to the discerning purchaser.

The main bedroom suite is a fantastic feature of the home, occupying the entire top floor it has all that you need. There is a dormer window and skylight allowing natural light to flood in as well as useful under the eaves storage. The en suite is a great size and is fitted with a three piece suite comprising shower cubicle, low flush w.c and pedestal wash hand basin.

Outside, there is one designated parking space behind secure, electronically operated gates. The central location in the village will attract those seeking convenience, as the shops are located so nearby.

Leasehold Information:

With the lease you will own a share of the freehold.

183 Years Remaining

Service Charge: £1,147.21 (Includes Building Insurance)

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.

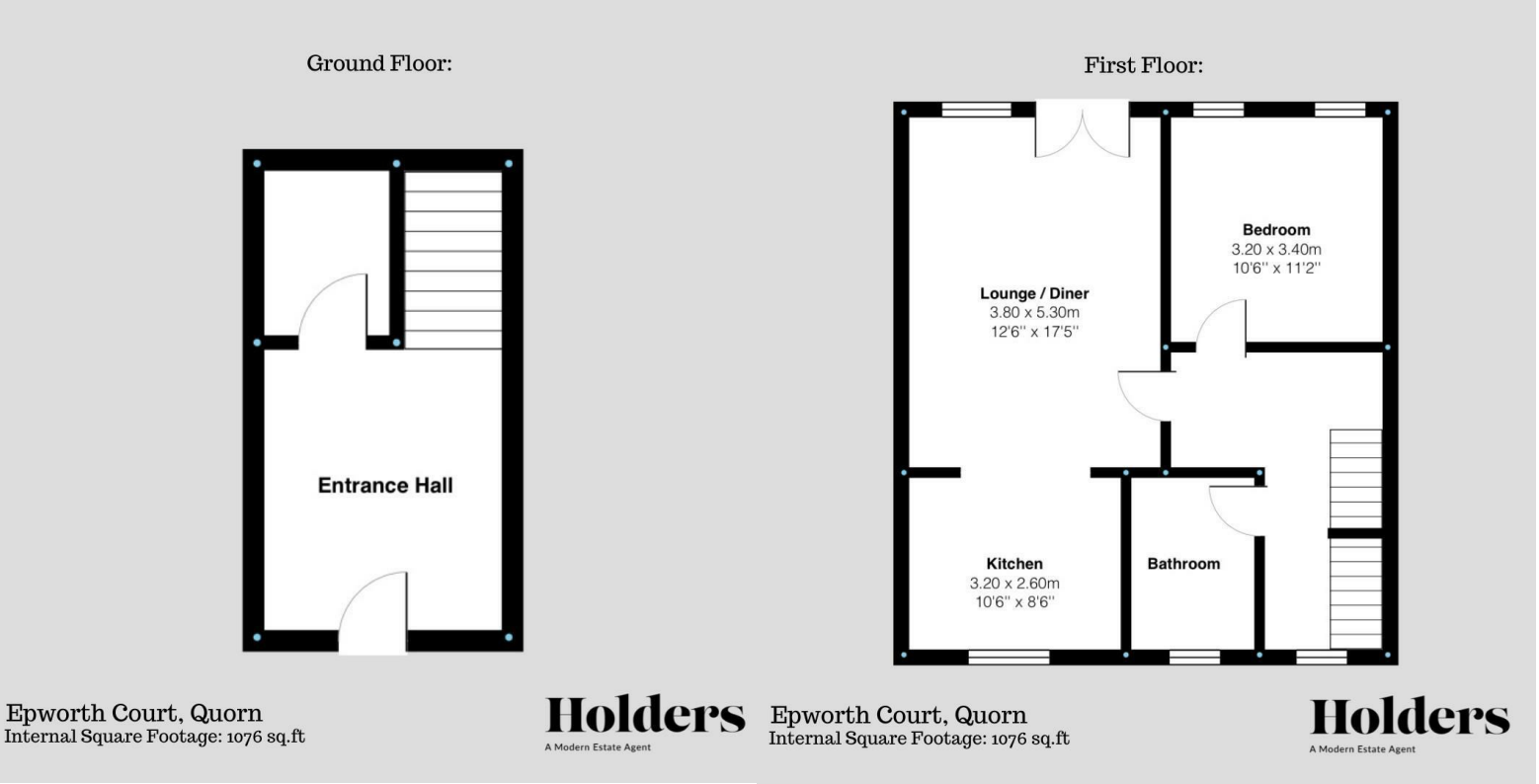
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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 To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

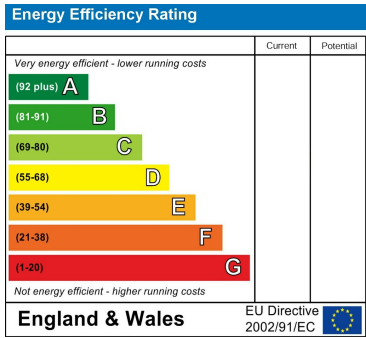
Floor Plan



Area Map



Energy Efficiency Graph



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