

# Holders

A Modern Estate Agent



**59 Unitt Road, Quorn, LE12 8BX**

**£294,000**

An immaculately presented and deceptively spacious three bedroom property in the sought after village of Quorn.

Within walking distance to the village centre and benefiting from open plan living, three spacious bedrooms, driveway and a private rear garden. In brief comprising; entrance hallway, lounge, dining kitchen, to the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a privately enclosed garden. Located in the highly sought after village of Quorn, the property is within close proximity to the village centre where you will find a range of pubs, shops and restaurants. There are excellent transport links with the nearby A6 providing easy access to Loughborough and the industry centres beyond.

## **Summary**

Upon entering the property via the spacious entrance hallway, this provides access onto all ground floor accommodation and stairwell rising to the first floor. The Lounge is complete with a window to front elevation and a feature fireplace making a great focal point to this room. Providing further living space is the newly fitted dining kitchen which is fitted with a range of base and eye level units, inset sink, integrated oven and microwave, dishwasher and fitted bins. There is plentiful space for a large dining set and french patio doors leading to the rear garden.

Ascend onto the first floor and you will find three well sized bedrooms and the family bathroom. The family bathroom has been modernised to include a walk in shower, low flush w/c and wash hand basin.

To the front is a driveway providing off road parking with an EV charging point, and side access which gives access to the rear. The rear garden is privately enclosed, mainly laid to lawn, with a patio area and two outhouses providing useful storage space and a w/c.

## **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)

## Floor Plan



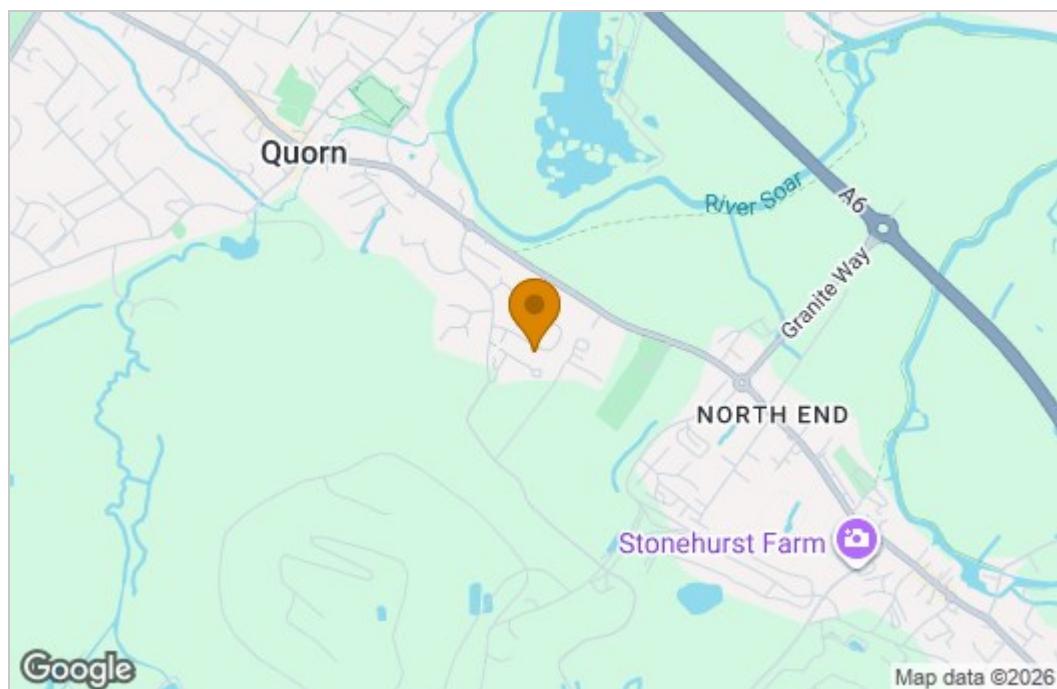
Unitt Road, Quorn  
Internal Square Footage: 950 sq.ft

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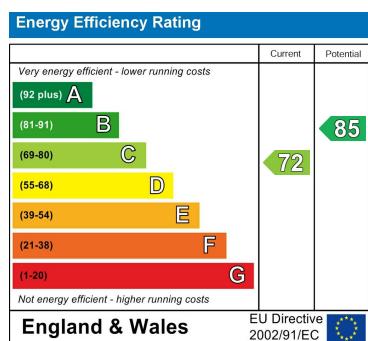
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## Area Map



## Energy Efficiency Graph



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