

# JAMES SELICKS

19 SUTTON CLOSE

QUORN  
LOUGHBOROUGH  
LE12 8GA

GUIDE PRICE £225,000





An attractive bungalow set within the delightful communal gardens of The Pavilions, a highly sought-after independent retirement living development for the over 55s, located in the popular village of Quorn.

Porch • entrance hall • lounge/dining room • kitchen • bedroom • shower room • garden room/occasional bedroom • communal grounds • EPC - C

#### Location

Quorn offers a wide range of everyday amenities including local shops, restaurants, a church and traditional public houses. The River Soar runs through the centre of the village, surrounded by attractive North Leicestershire countryside, providing pleasant walks and a picturesque setting. The property is well positioned for access to both Leicester and Loughborough via the A6 bypass, along with convenient links to Nottingham, East Midlands Airport and Birmingham.

#### Accommodation

A storm porch and composite front door with double-glazed insert leads into an entrance hall. The through lounge/dining room is a bright and comfortable living space, benefitting from a uPVC double-glazed window to the front.

The kitchen also enjoys a front aspect and is fitted with a good range of eye and base level units complemented by beech block preparation surfaces with metro tiled splashbacks and a stainless steel sink with drainer and mixer tap. Integrated appliances include a low-level Neff oven with space for a microwave above, a Neff hob with concealed extractor over, there is also 1-year old Bosch washer-dryer (available by separate negotiation) space for a fridge-freezer and a useful utility cupboard providing additional storage, tiled flooring.

An inner lobby leads to the principal bedroom, which features a square bay window overlooking the communal gardens and benefits from built-in wardrobes. The shower room is has a three-piece suite comprising a low flush WC, a large corner shower cubicle and a wash hand basin with storage beneath; the room houses the built-in airing cupboard and Worcester boiler and has part tiled walls and laminate flooring. To the rear, a garden room or occasional bedroom with sliding patio doors opening onto and overlooking the communal gardens, provides a pleasant additional reception or guest space.

#### Outside

The well maintained communal grounds are spread throughout the development and enjoy a variety of lawned, planted and seating areas. There is also a car park and on street parking nearby.

**Lease Details:** Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by any potential Purchaser's Solicitor.

**Tenure:** Leasehold. **Lease Term:** 99 years from 1 April 1995. (68 years remaining).

**Management company:** Amplius. **Ground Rent:** None payable.

**Service Charge:** £2,929 per annum including buildings insurance (reviewed annually).

**Listed Status:** None. **Conservation Area:** None.

**Local Authority:** Charnwood Borough Council, **Tax Band:** B

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, 32Mbps.

**Construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** Two-storey property, no accessibility modifications made except shower seat.

**Planning issues:** None our Clients are aware of.







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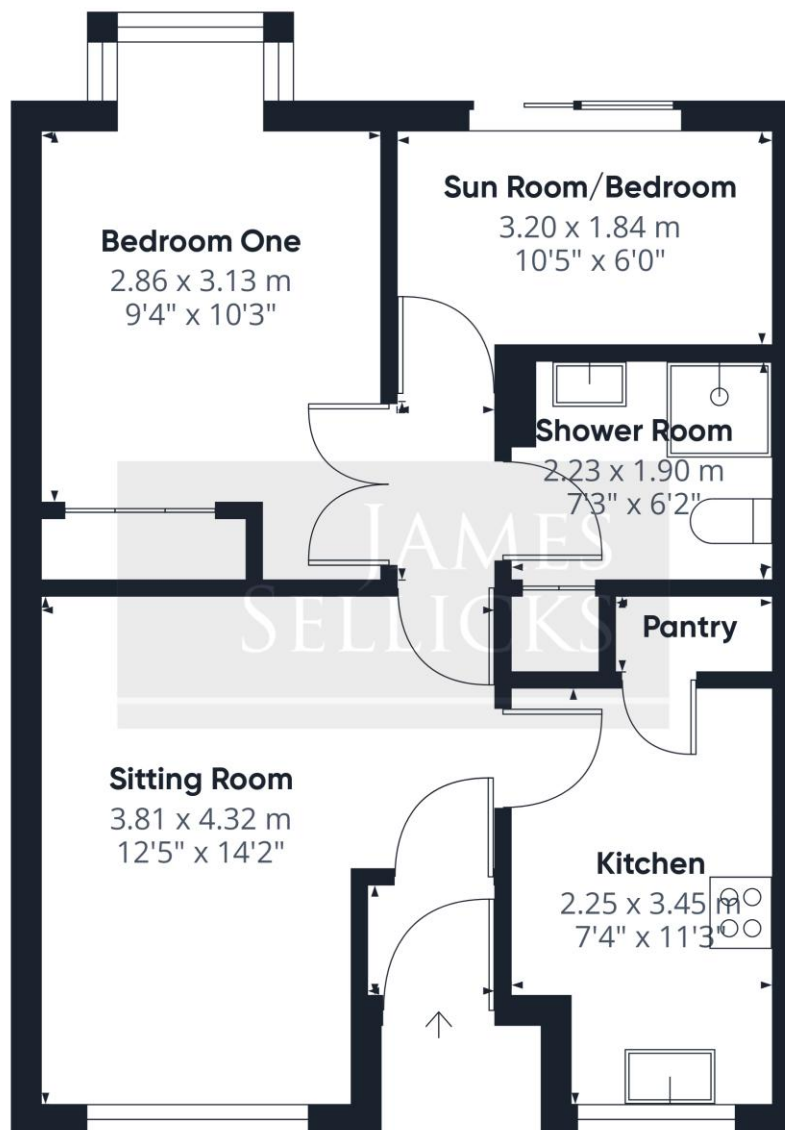
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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES  
SELICKS

Approximate total area<sup>(1)</sup>

48.4 m<sup>2</sup>

521 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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