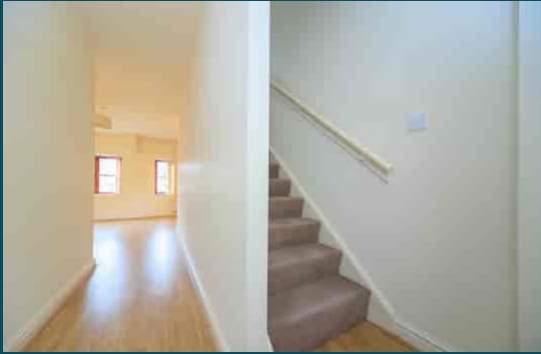




30 Nursery Lane, Quorn, Leicestershire, LE128BH

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### Property at a glance:

- Stunning duplex apartment
- Two bedrooms
- Lounge with vaulted ceiling
- Fitted kitchen
- Master bedroom with en-suite
- Mezzanine landing/study area
- Additional bathroom to bedroom two
- Large overall living space
- Allocated parking space
- Neutrally decorated throughout
- Situated in a sought after location close to amenities

**£225,000 Leasehold**



A stunningly spacious duplex apartment/town house set over the upper two floors of the building and in the very heart of this leafy edge of Charnwood Forest village which is perhaps the most desirable location in Northwest Leicestershire. Within walking distance of local shops amenities and restaurants, neutrally decorated and ready to move into with no upward chain, the ground floor entrance hall rises to the first and second floors which offer two bedrooms and two bathrooms as well as two main reception areas including lounge with vaulted ceiling, fully fitted kitchen with space for table and an additional mezzanine study space which runs the full width of the lounge below giving overall living space larger than many contemporary three bedroom detached homes. An absolutely must view home.

### AREA INFORMATION

Quorn is one of the area's most sought after village locations being ideally placed for access to the University town of Loughborough with its fine range of amenities and renowned Endowed Schools, University and Colleges as well as a wide range of shopping and recreational pursuits. Quorn is also well placed for access to the cities of Leicester, Nottingham and Derby and the village itself has a thriving centre with numerous shops, pubs and restaurants as well as reputable schooling.

### EPC RATING

An EPC assessment has been carried out on this property with the resulting rating D. For a copy of the full report visit [www.EPCRegister.com](http://www.EPCRegister.com) and search using the postcode of the property.

### ENTRANCE HALL

1.89m x 1.21m (6' 2" x 4' 0") With coat pegs, electricity installation, fire alarm, ceiling light point, hardwood door providing access to the exterior and staircase rising to the first floor living spaces.









## **DINING/SITTING ROOM**

4.10m x 4.14m (13' 5" x 13' 7") A large area adjacent to the kitchen which is ideal for both seating and dining and having two double glazed windows to the rear elevation, electric programmable heater, twin pendant light points, smoke alarm, corridor leads off to the second floor accommodation and an open-way leads to:

## **BREAKFAST KITCHEN**

3.01m x 2.73m (9' 11" x 8' 11") The kitchen is more than large enough to accommodate day to day dining or breakfast space and has base and eye level units in light timber finish with contrasting work-surfaces, in-built Neff fan oven with electric hob and brushed steel splash-back with extractor, in-built fridge and freezer units, in-built dishwasher, wine racking, concealed washing machine and plentiful storage.

## **LIVING ROOM**

5.22m x 4.09m (17' 2" x 13' 5") With double height vaulted ceiling, two double glazed windows to the rear elevation and programmable electric heater, multiple wall light points, plentiful power sockets, door gives access off to the master bedroom and a spiral staircase rises to the mezzanine study/seating area above.

## **MASTER BEDROOM**

3.33m x 2.96m (10' 11" x 9' 9") With ceiling light point, smoke alarm, programmable heater, double glazed window to the Nursery Lane elevation and a door gives access off to:

## **EN-SUITE**

2.94m x 1.80m (9' 8" x 5' 11") A spacious bathroom having a full three piece suite comprising panelled bath with full height tiling, glass shower screen and Mira Jump electric shower, adjacent, close coupled WC and pedestal wash basin with mixer tap, ceiling light point, extractor fan, shaver light and white finish towel rail, obscure double glazed window to the front elevation.

## **MEZZANINE STUDY/SEATING AREA**

5.22m x 2.40m (17' 2" x 7' 10") With balustrade overlooking the living space below and sky-light windows to both front and rear, exposed ceiling beams, light points and smoke alarm. A large space which could easily serve as a study area or an additional reading/seating space, home gym/music space etc.

## **FIRST FLOOR CORRIDOR**

With double glazed window to the front elevation and ceiling light point, this area is situated off the dining/seating and offers a further staircase to the second floor accommodation.

## **SECOND FLOOR LANDING**

2.42m x 1.91m (7' 11" x 6' 3") With sky-light window to the rear elevation, ceiling light point and smoke alarm, doors give access off to the following two rooms:

## **BEDROOM TWO**

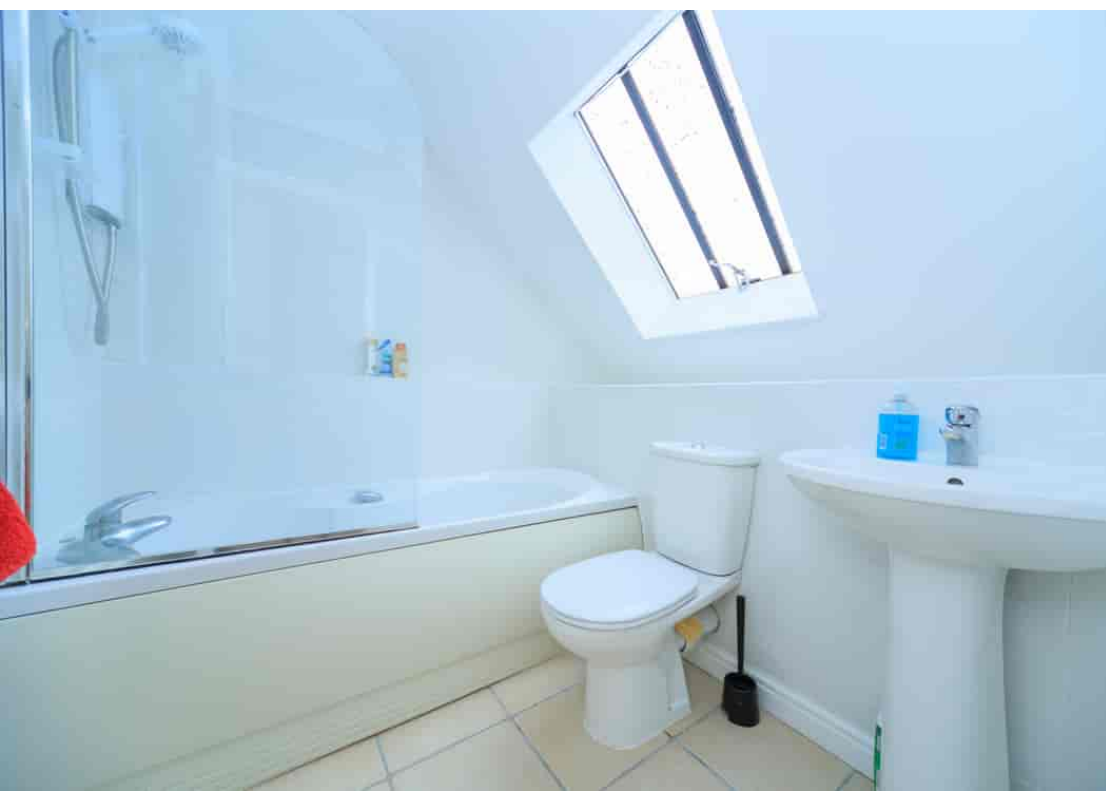
3.66m x 2.65m (12' 0" x 8' 8") With sky-light window to the Nursery Lane elevation, loft access hatch, programmable heater and ceiling light point.

## **BATHROOM**

2.26m x 1.95m (7' 5" x 6' 5") With sky-light window to the rear and a three piece white suite comprising panelled bath with full height tiling and Mira Sport electric shower plus glass screen and mixer, close coupled WC and pedestal wash basin with mixer having tiled vanity area to surround, shaver light, ceiling light point and extractor fan, white finish towel radiator and complementary floor tiles.

## **LEASEHOLD INFORMATION**

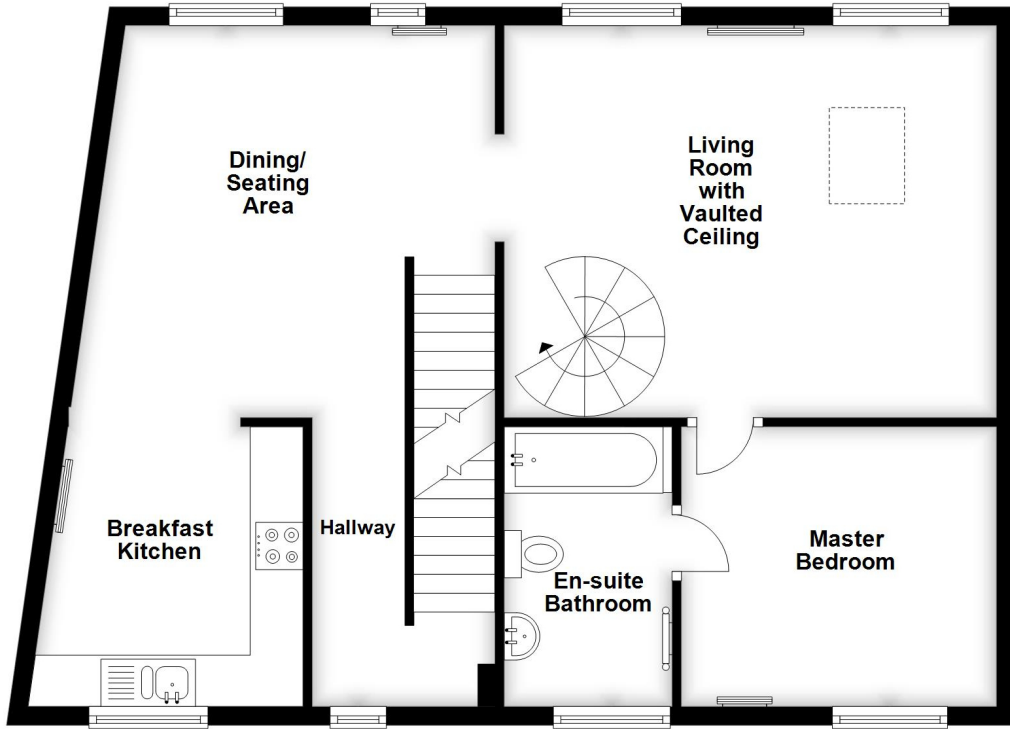
The lease has 999 years remaining and the service charge is £1200 per annum.





### First Floor

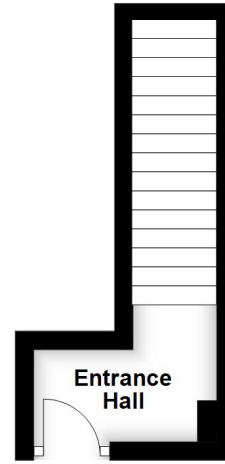
Approx. 753.9 sq. feet



Total area: approx. 1186.7 sq. feet

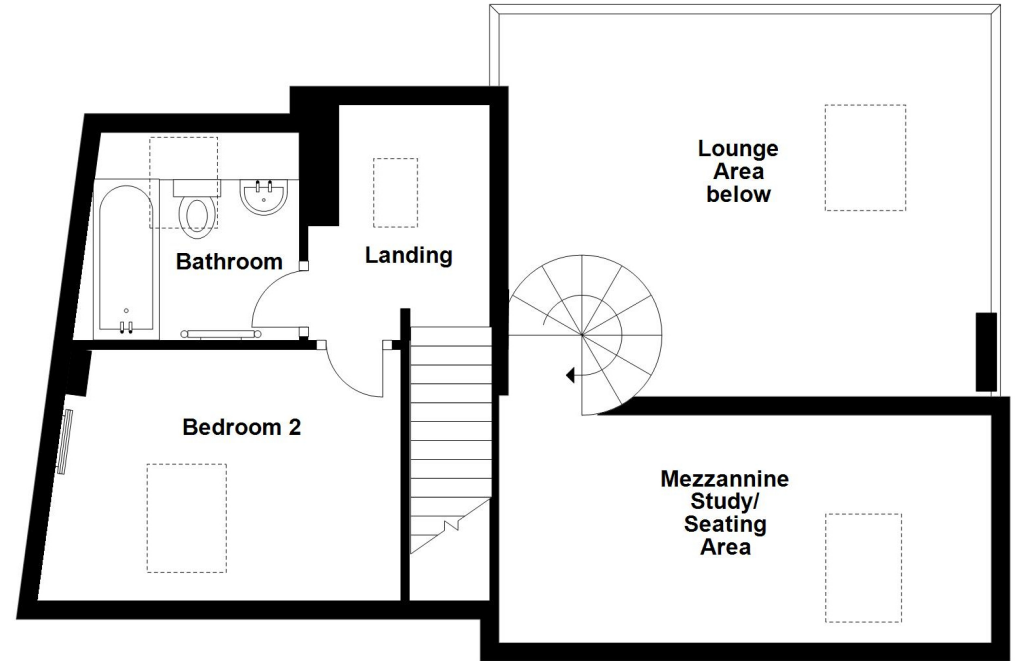
### Ground Floor

Approx. 52.9 sq. feet



### Second Floor

Approx. 379.8 sq. feet



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



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