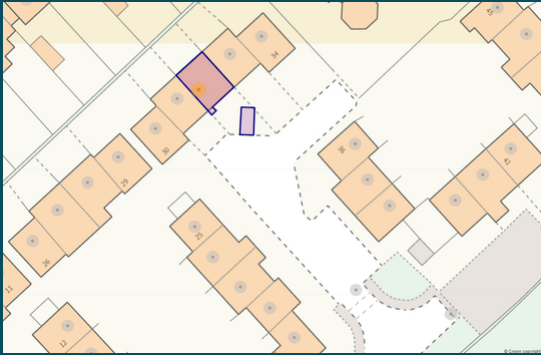




32 Sutton Close, Quorn

Loughborough, Leicestershire, LE128GA

MOORE
& YORK



Property at a glance:

- Over 55's development
- Two double bedrooms
- Two bathrooms
- Largest layout available
- Village centre close by
- Close to bus routes
- Monthly fees payable
- Communal gardens and parking
- Private parking space
- Residents lounge with laundry & kitchen
- Worry free living

£265,000 Leasehold



A well presented and larger than average two double bed roomed two storey property situated in this sought-after over 55's development in the desirable edge of Charnwood Forest Village of Quorn Well placed for local travel, bus routes and village amenities the bungalow is well presented, Neutrally decorated and offered with no upward purchase chain. The property is leasehold with a monthly service charge for grounds and exterior maintenance, boiler servicing, buildings insurance, residents lounge/facilities and much more. The centrally heated and Upvc double glazed living spaces are well proportioned with the site itself being flat and level with lovely gardens and a real feel of community for worry free retirement living.

GENERAL INFORMATION

Quorn is without doubt one of the areas most sought after village locations being ideally placed for access to the University town of Loughborough with its fine range of amenities therein to include the renowned endowed schools, the University and Colleges as well as a wide range of shopping and recreational pursuits.

Quorn is also well placed for access to the city of Leicester and to either Junction 22 or 23 of the M1 motorway. Quorn has a range of facilities including a library, various community groups, cafes, pubs, restaurants and a large landscaped park. The village has a chemist, dentist and GP surgery and is well served by bus routes into Loughborough and Leicester.

ENERGY PERFORMANCE CERTIFICATE

An EPC (energy performance certificate) has been carried out and the rating for this property is C. Should you wish to see the full document go to: <https://find-energy-certificate.service.gov.uk> using the postcode to search.

PRIVATE PARKING SPACE

The property enjoys a private single parking space immediately to the front elevation which is unique within the development to our knowledge as it is directly outside and reserved only for the use of no.32 - it is only possible to reserve a parking space upon purchase when new therefore private spaces are at a premium within the site.

COVERED PORCH & FRONT GARDENS

The property has a communal front garden which is well maintained as part of the management services with a variety of shrubs and plants. A block paved pathway leads to a covered porch area which has an overhead outside light and meter cupboard to the side. A composite door with matching double glazed window to the side then leads internally to:

HALL

A spacious reception area with central heating radiator,





staircase to the first floor with fitted stair lift and wall mounted electrical consumer unit, two ceiling light points, useful under-stairs store and doors off to all ground floor rooms.

LOUNGE

4.35m x 4.03m (14' 3" x 13' 3") With carpet flooring, feature fireplace to the side wall, central heating radiator, pendant light point and UPVC double glazed window overlooking landscaped grounds.

RE-FITTED KITCHEN

2.86m x 2.87m (9' 5" x 9' 5") With modern white finish fitted base and eye level units, work-surfaces and tiling, composite sink with one and a quarter bowls and drainer, space for appliances, integrated fridge, built-in electric oven and gas hob, central heating radiator, strip light, extractor fan and UPVC double glazed window to the rear elevation.

BEDROOM TWO / DINING ROOM

3.83m x 3.15m (12' 7" x 10' 4") With UPVC double glazed patio doors to the rear leading to a private rear patio area, ceiling light point and central heating radiator. This flexible room is easily large enough to function as a generous double bedroom or as a second reception room depending on preference.

GROUND FLOOR BATHROOM

2.10m x 1.73m (6' 11" x 5' 8") With a three piece suite comprising panelled bath with full height tiling and shower, pedestal wash basin and close coupled WC, radiator, ceiling light point and extractor fan.

FIRST FLOOR HALF LANDING

1.34m x 3.66m (4' 5" x 12' 0") Accessed via straight staircase with stair lift and spindle balustrade rising from the hallway below and with ceiling light point, smoke alarm and door giving access off to:

MASTER BEDROOM

4.99m x 4.61m (16' 4" x 15' 1") Having two sets of large built in wardrobes to the rear wall, two central heating radiators and two pendant light points, plentiful sockets and UPVC double glazed walk in dormer bay window to the front

elevation. A door gives access off to:

EN-SUITE SHOWER ROOM

2.58m x 1.94m (8' 6" x 6' 4") Having built in linen cupboard, shower cubicle with full height tiling and electric shower, pedestal wash basin with tiled surround, close coupled WC, sky-light window to the rear elevation, timber effect lino plank flooring, ceiling light point, extractor fan and central heating radiator.

RESIDENTS LOUNGE

The residents lounge offers many facilities including kitchen, WC and wash room for washing and drying of laundry plus the scheme manager's office, the communal notice board and main meeting room. Many weekly and monthly activities are undertaken and please do speak to the scheme manager regarding a schedule or check the communal notice board.

LEASEHOLD INFORMATION

The current service/management charge for 2023-2024 was £205pm although we are informed that the charge will have increased by a little over 10% from April 2024 - exact figures are still to be confirmed. This includes buildings insurance, external maintenance lifeline service, on site scheme manager, window cleaning and boiler servicing. Homeowners are responsible for the internal maintenance of their property.

- Tenure Type: Leasehold
- Lease Term: 99 Years granted 24/11/1995
- Qualifying Age: 55 and over
- Service Charge: £205.00 pcm (Increasing from April 2024)

COMMUNAL GROUNDS

The communal grounds are spread throughout the development and are maintained as part of the monthly service charge which applies to all property's within the development. There are lots of lawned, planted and seating areas enjoying both sun and shade. The garden area is well maintained and stocked. Communal bin and drying areas are provided, however many residents erect dryers at the rear of their property's (Permission required).

COUNCIL TAX BANDING

Borough Council.

FLOOR PLANS

Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between rooms and does not necessarily reflect exact dimensions. Floor plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

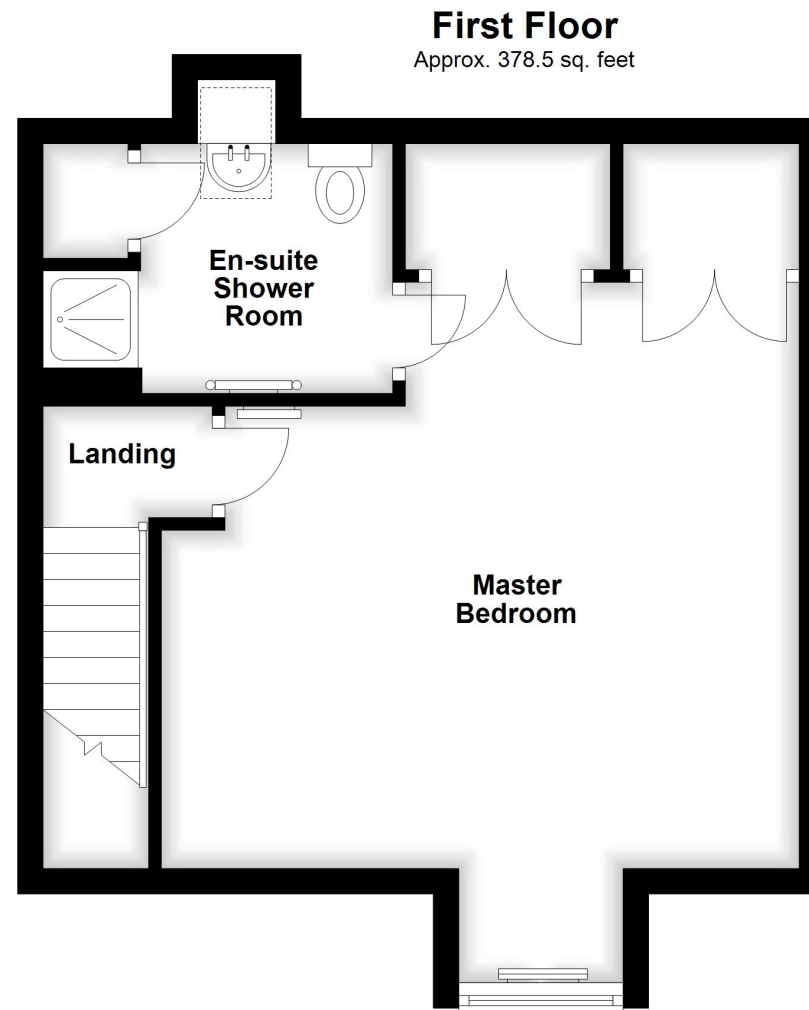
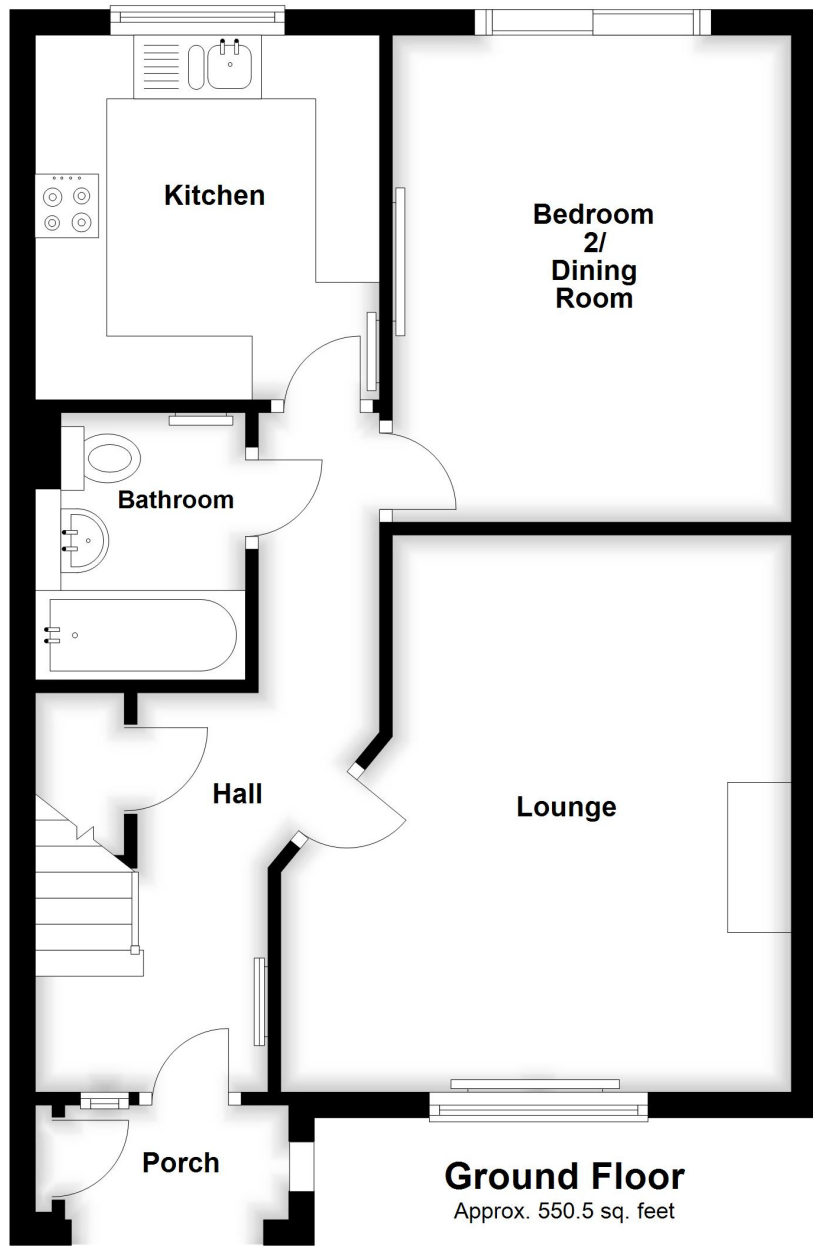
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.





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

