



23 Sutton Close, Quorn, Loughborough, Leicestershire, LE128GA

MOORE
& YORK



Property at a glance:

- Over 55's development
- Two Bedrooms & Bathroom
- Larger than average property style
- Maintained communal grounds
- Residents lounge with laundry and kitchen
- Walking distance to bus routes
- Village centre close by
- Leasehold with monthly fee
- Sought after development
- Worry free living

£235,000 Leasehold



A well presented and larger than average two bedroom 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 villages amenities the bungalow is well presented and offered with no 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 neutrally decorated and well proportioned with the site itself being flat and level with lovely gardens and a real feel of community for worry free retirement living.

QUORN

Quorn is without doubt one of Charnwood's 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 an impressive 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.

EPC RATING

The EPC for this property is pending - please enquire for further details.

OUTSIDE SPACES

The communal grounds are spread throughout the development and are maintained as part of the monthly service charge which applies to all properties within the development. There are lots of lawned, planted and seating areas enjoying both sun and shade with lighting for evening strolls. The garden area is well maintained and very attractive. Communal bins stores are provided as well as plentiful parking spaces which are scattered throughout the development.

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 with mini library and the main reception/meeting room. Many optional weekly and monthly activities are undertaken and please do speak to the scheme manager regarding a schedule or check



the communal notice board.

FRONTAGE

The property has a paved pathway leading to the recessed porch and, handily a single non-reserved parking space sits within the frontage which although non-reserved is respected as for the use of the bungalow as it is directly in front of the property.

HALL

3.00m x 1.09m (9' 10" x 3' 7") With door to the front elevation, doors off to both bedrooms and the bathroom plus the useful cloaks/store with lighting and shelving. A ceiling hatch leads to the loft space above with a final glazed door at the rear leading through to:

LOUNGE/DINING ROOM

4.34m x 4.34m (14' 3" x 14' 3") with ceiling coving, possible downlight and pendant light point, central heating radiator, Upvc window and matching patio doors to the rear elevation and door at the side leading to:

BREAKFAST KITCHEN

3.63m x 2.20m (11' 11" x 7' 3") Re-fitted with attractive modern base and eye level units with worktops and one and one quarter bowl sink with drainer and swan neck mixer tap, cupboard with Worcester Boiler, space for appliances and ample room for breakfast table, strip light to the ceiling, radiator, Upvc window to the rear elevation and walk in pantry off with light and shelving.

MASTER BEDROOM

3.14m x 3.15m (10' 4" x 10' 4") Upvc window to the front elevation, built in wardrobe with sliding doors, shelving and hanging space, ceiling light point and central heating radiator.

BEDROOM TWO

3.18m x 1.92m (10' 5" x 6' 4") Min. With Upvc window to the front elevation, ceiling light and central heating radiator.

SHOWER ROOM

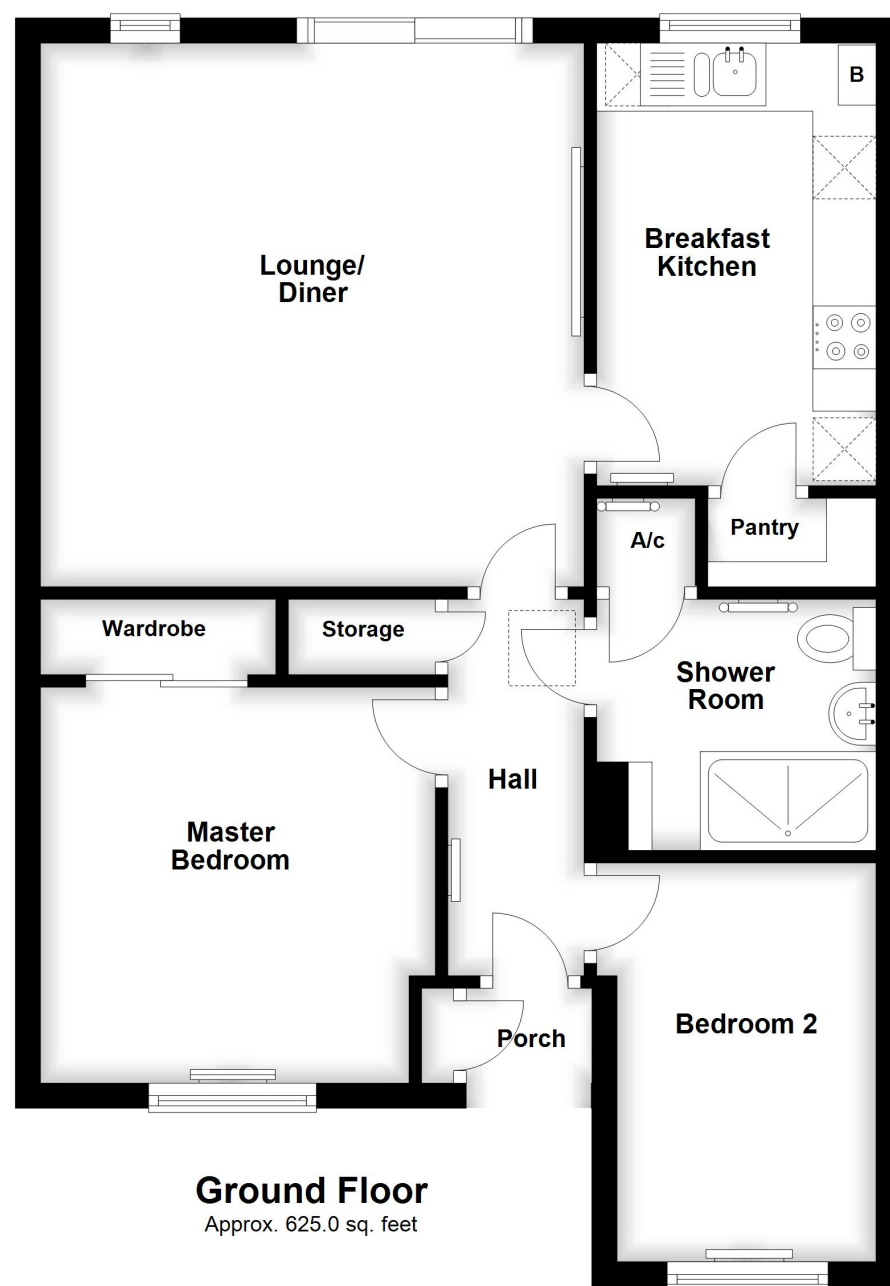
2.22m x 2.00m (7' 3" x 6' 7") With double shower cubicle, pedestal wash basin and close coupled WC, white finish towel radiator and full height tiling to parts, ceiling light point, dimplex electric heater and built in airing cupboard with shelving and internal heated towel radiator.

LEASEHOLD AND MANAGEMENT INFORMATION

The current service/management charge is currently £205pm although we are informed that the charge will be increasing 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)





Ground Floor

Approx. 625.0 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

