



NICK HUMPHREYS
SALES • LETTINGS • STUDENT

SINCE 1986

Inglesant Close, Quorn, Leicestershire, LE12 8YN

£399,950

2 Inglesant Close, Quorn, Leicestershire, LE12 8YN

Modern Three-Bedroom Detached Home – Quorn

Located in a modern development in the ever-popular village of Quorn, this stylish three-bedroom detached family home is less than three years old and offers all the modern conveniences needed for comfortable contemporary living.

Situated within easy reach of the A6 and just a short walk from Quorn village centre, this property benefits from excellent transport links, off-road parking, a garage, and a well-kept private garden.

Property Highlights:

Three well-proportioned bedrooms

Master bedroom with en suite shower room

Spacious kitchen/diner

Generous lounge

Ground floor WC / cloakroom

Family bathroom on the first floor



Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : D

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their

identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

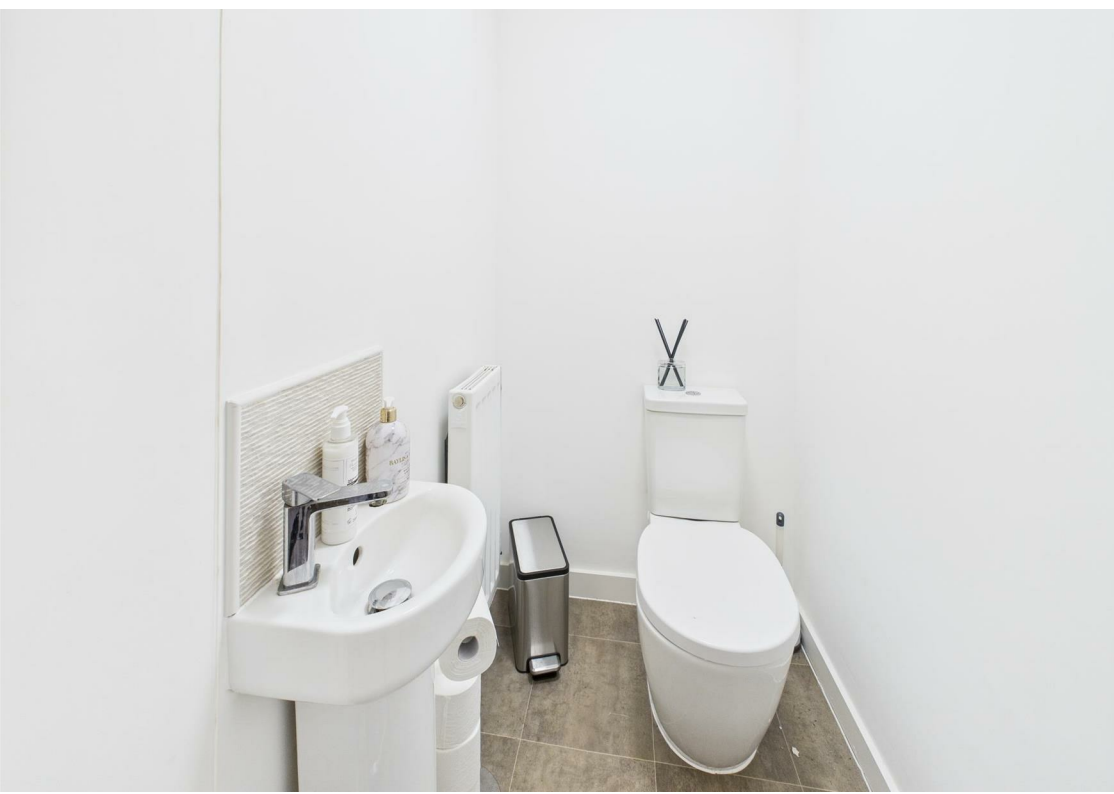
General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

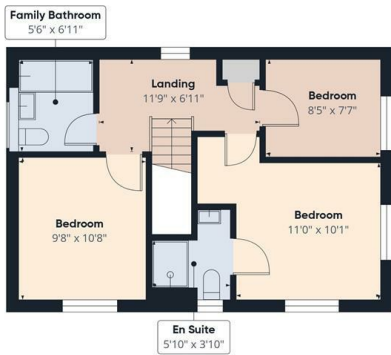
Saturday 10am - 3:30pm.







Floor 0



Floor 1

Approximate total area⁽¹⁾
931 ft²

(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.

GIRAFFE360

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
82-91% A		94	82-91% A		
69-81% B			69-81% B		
55-68% C	83		55-68% C		
43-54% D			43-54% D		
30-42% E			30-42% E		
17-29% F			17-29% F		
1-16% G			1-16% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	