



FARNHAM HOUSE, MILL GARDENS, QUORN, LE12 8XH

£403,950
FREEHOLD

* GET £10,000 OFF IS SALE AGREED BEFORE 31ST JAN 2023 * This detached bungalow is situated in a new development of 12 bunaglows for the over 55s, just off of Loughborough Road, Quorn. It briefly comprises two double bedrooms, master with ensuite shower room, separate bathroom and open plan living kitchen diner with French doors leading out onto the garden. Outside there is a driveway providing two off road parking spaces.

EDWARDS
SALES AND LETTINGS

FARNHAM HOUSE

OVER 55'S | TWO DOUBLE BEDROOMS |

ENSUITE SHOWER ROOM | SEPARATE

BATHROOM | | OPEN PLAN LIVING KITCHEN

DINER | DRIVEWAY PROVIDING TWO OFF ROAD

PARKING SPACES |



PROPERTY SUMMARY

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FULL DESCRIPTION

GENERAL

NHBC 10 year warranty allows you to buy with confidence
Double glazing to keep you warm and help reduce your bills
Walk-in wardrobes to the master bedroom
Patio
Telephone and television point in living room and bedroom
Sky/Sky + connection point in living room

KITCHEN

Fitted kitchen
Integrated fridge/freezer
Electric oven at waist-height and ceramic hob with extractor hood
Anthracite sink

SHOWER ROOM

Fitted shower, tiled with low profile shower tray
Ensuite shower room to master bedroom
High quality sanitary fittings

HEATING AND FINISHES

Gas central heating

Neutral décor to coordinate with your furnishings
Oak veneered doors giving your interior a quality feel
Chrome door furniture for a stylish touch

SAFETY AND SECURITY

Smoke detector

LIVING KITCHEN DINER

22' 3" x 12' 7" (6.78m x 3.84m)

BEDROOM ONE

14' 3" x 11' 1" (4.34m x 3.38m)

ENSUITE SHOWER ROOM

8' 4" x 7' 0" (2.54m x 2.13m)

BEDROOM TWO

13' 10" x 10' 4" (4.22m x 3.15m)

BATHROOM

7' 3" x 6' 9" (2.21m x 2.06m)

SERVICE CHARGE

Please note there is a monthly service charge of £130 which includes window cleaning, front garden maintenance and development upkeep.

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their

accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

FARNHAM HOUSE







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ADDITIONAL INFORMATION

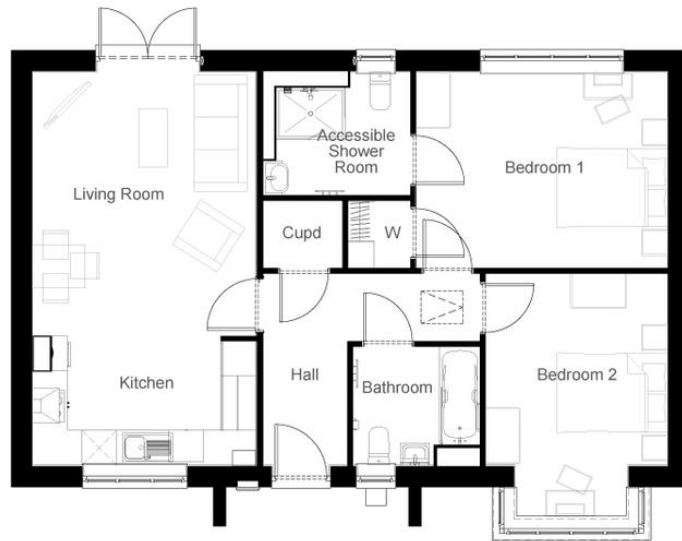
Local Authority – Chamwood Borough Council

Council Tax – Band

Viewings – By Appointment Only

Tenure – Freehold





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements