



32b Unitt Road, Quorn, Leicestershire, LE128BX

MOORE  
& YORK



### Property at a glance:

- Brand new home
- Sought after village location
- Three bedrooms
- Two bathrooms
- 10 year new build guarantee
- Spacious accommodation
- Traditional two level layout
- Driveway parking
- Turfed gardens with patio
- Air-Source heating system

£335,000 Freehold



A spacious brand new home, one of two, constructed by renowned local family builders SG Turner and Sons in perhaps Charnwood's most sought after village, the property is very spacious with over 1000 square feet of living space over a traditional two level layout with Air Source heating and modern double glazing, stylish individually chosen kitchens and contemporary bathrooms. Good sized garden space and driveway parking to the frontage complete what is a very thoughtfully designed home which is due to be build complete by the end of quarter one 2024. Viewing strictly via ourselves as works ongoing.

### EPC RATING

All new build homes receive a provisional EPC rating based upon their design specification - the rating for this property is 81 - B.

### FRONTAGE

The frontage is laid to tarmacadam driveway parking for two or three vehicles with a gated accessway to the right side of the plot leading to the garden, to the front elevation is a canopy porch and also an electric car charging point.



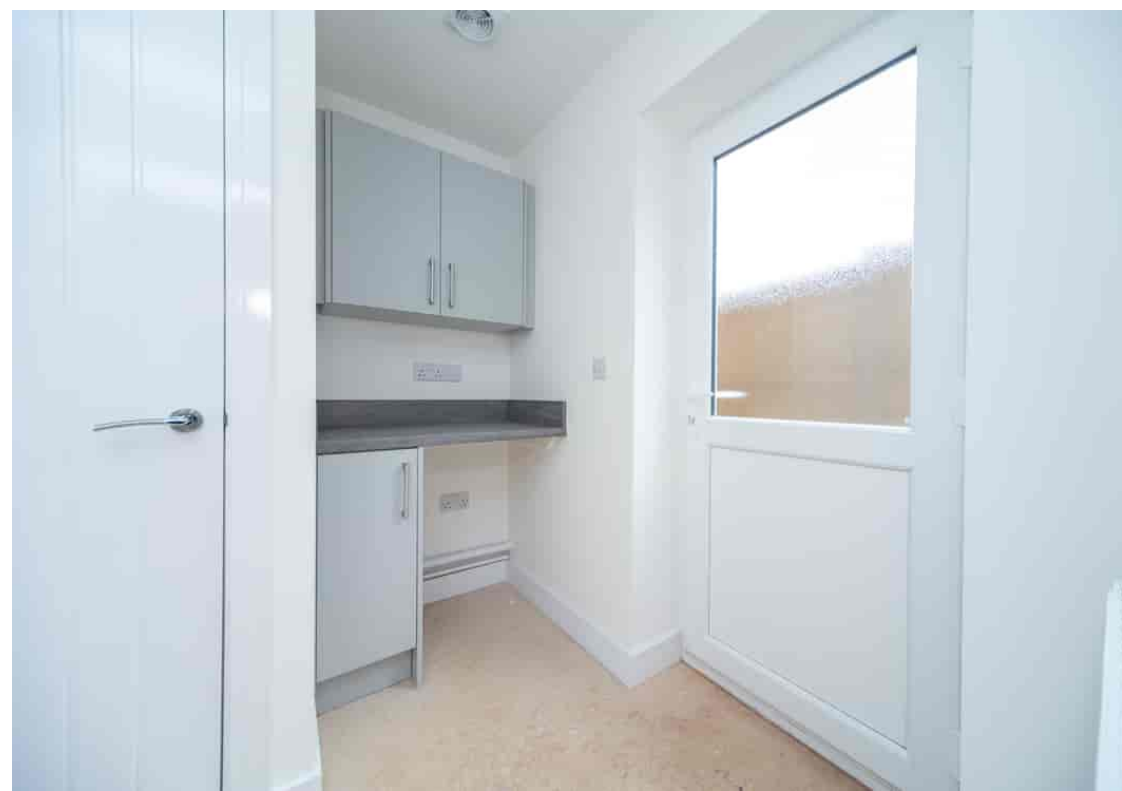
### ENTRANCE HALL

2.21m x 2.16m (7' 3" x 7' 1") Composite door with twin obscure glazed panels inset, electrical consumer unit, central heating radiator and ceiling light point, staircase to the first floor and doors off to the following three rooms:

### GROUND FLOOR WC

1.72m x 1.24m (5' 8" x 4' 1") With modern two piece suite comprising close coupled WC with push button flush and wall mounted wash basin with mixer tap and storage beneath. Central heating radiator, ceiling down-lights and extractor fan.









## **THROUGH LOUNGE**

5.87m x 3.09m (19' 3" x 10' 2") With twin pendant light points and two radiators, Upvc window to the front elevation, TV and telephone points and useful under-stairs storage off.

## **LIVING KITCHEN/DINER**

5.88m x 2.94m (19' 3" x 9' 8") With dual aspect to front and side and ample space within the kitchen area for a table meaning the 'dining space' is multi functional as either additional dining or seating space. The dining space has a pendant light point with multiple down lights in the kitchen space which is attractively fitted with plentiful storage and in-built oven, hob, fridge freezer and dishwasher. there is under-counter space for a washing machine, inset sink to the work-surface and Upvc window to the rear elevation. The dining area has French doors to the patio and garden and there are two central heating radiators, one to each main space.

## **UTILITY ROOM**

2.20m x 1.83m (7' 3" x 6' 0") Max. Fitted to match the kitchen with space for washing machine beneath the worksurface, Upvc double glazed door leading out to a rear entryway leading to the garden and providing space for the Air Source heat pump unit. Door to under stairs storage space.

## **FIRST FLOOR LANDING**

4.08m x 2.18m (13' 5" x 7' 2") Overall. With obscure Upvc window to the rear elevation, radiator, ceiling light point, smoke alarm and loft hatch plus built in storage.

## **MASTER BEDROOM**

3.67m x 3.16m (12' 0" x 10' 4") Plus entrance corridor. With ceiling light point, radiator and Upvc window to the front elevation, from the entrance corridor a door leads off to:

## **EN-SUITE SHOWER ROOM**

2.06m x 2.03m (6' 9" x 6' 8") With close coupled WC, contemporary style washbasin with storage beneath double shower cubicle with full height tiling, rain head and hand shower, chrome finish towel radiator, ceiling down lights and extractor fan.

## **BEDROOM TWO**

3.04m x 2.94m (10' 0" x 9' 8") With Upvc double glazed window to the side elevation, ceiling light point and radiator.

## **BEDROOM THREE**

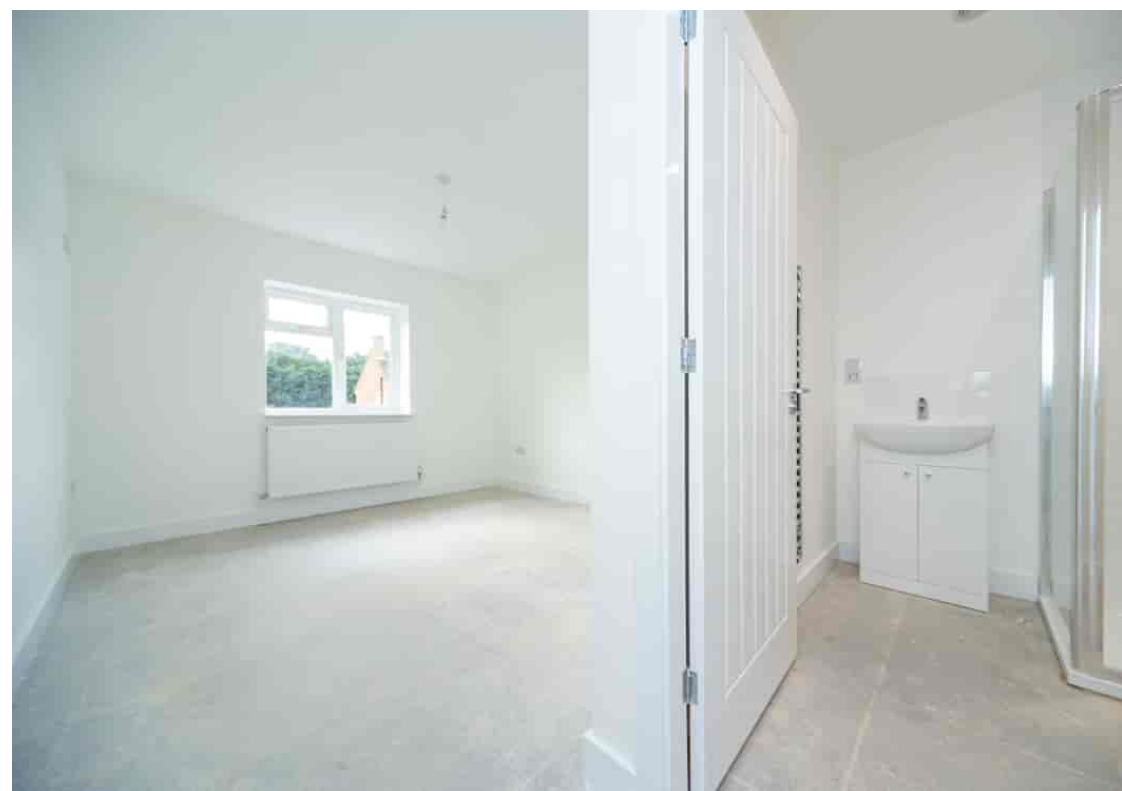
3.03m x 2.85m (9' 11" x 9' 4") With Upvc double glazed window to the front elevation, ceiling light point and radiator.

## **FAMILY BATHROOM**

2.15m x 1.70m (7' 1" x 5' 7") With paneled bath having full height tiling, glass screen and shower unit plus mixer tap, wash basin with storage beneath and close coupled WC. Shaver socket, ceiling downlights and extractor fan, chrome finish towel radiator and obscure Upvc window to the front elevation.

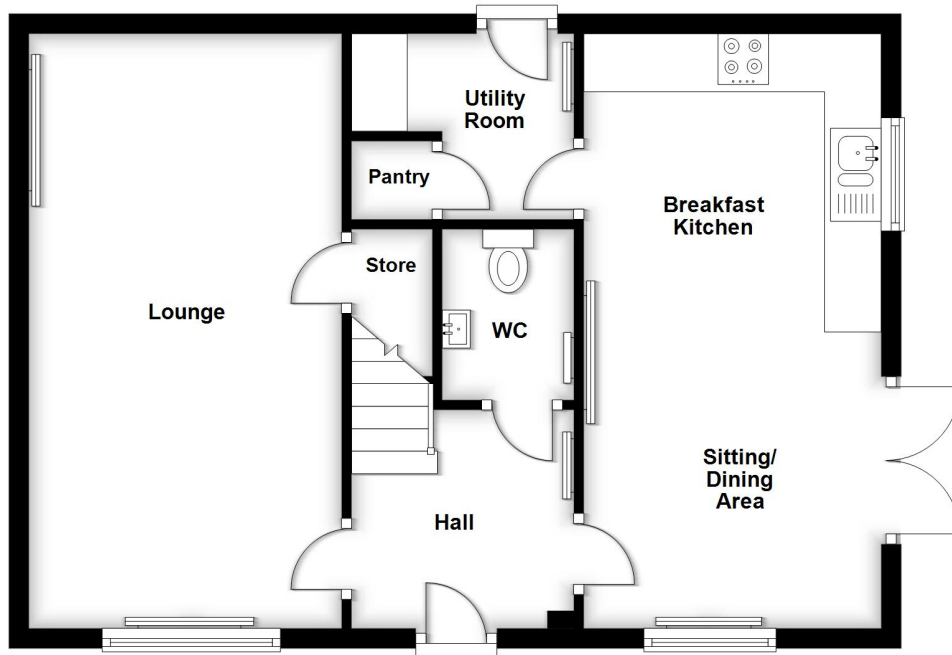
## **GARDEN**

The garden is turfed with fencing to the boundaries and a patio seating space and standing space for the external Air Source Heat Pump plus external water tap and covered power socket to the rear elevation.



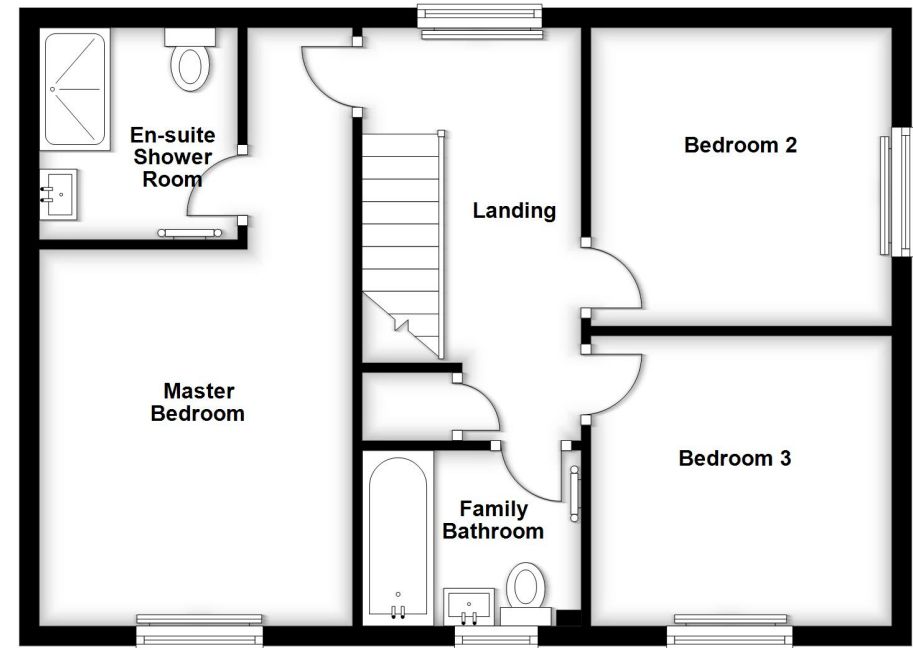
### Ground Floor

Approx. 531.2 sq. feet



### First Floor

Approx. 535.6 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



