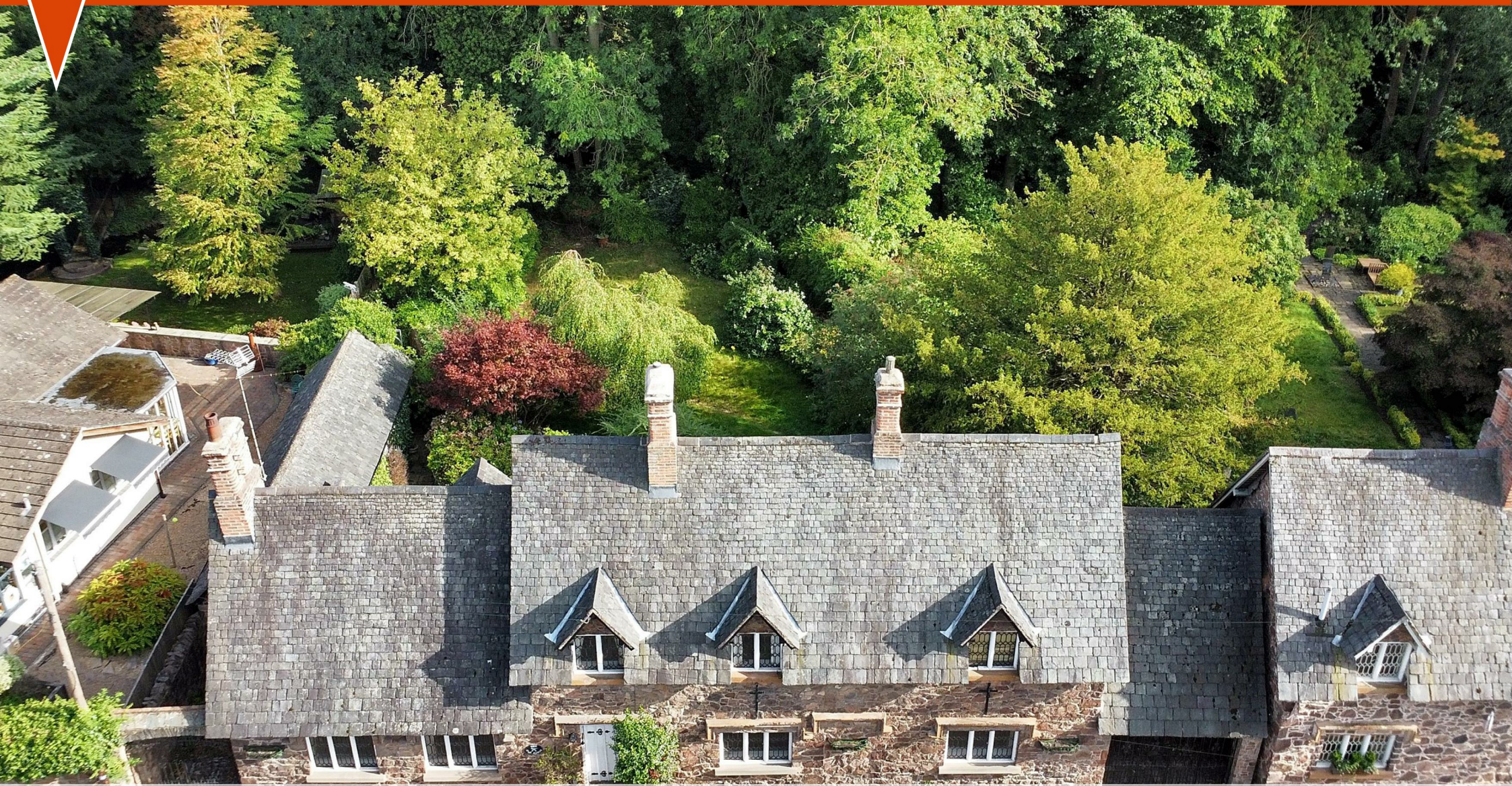




# READINGS

www.readingspropertygroup.com



12 Meeting Street  
Quorn, Loughborough, LE12 8EX

**Price Guide £650,000**





## 12 Meeting Street

Quorn, Loughborough, LE12 8EX

This Grade II Listed cottage, originally constructed around 1840 as a pair of cottages features granite rubble stone walls with stone dressings and a Swithland slate roof.

Set on a plot of approximately 0.20 acres the property is offered for sale with no onward chain.

Retaining many original features including heavily beamed ceilings, the ground floor comprises entrance hall, shower room, lounge with inglenook fireplace, separate dining room and a breakfast kitchen. Off the lounge there is a conservatory and access to a study, while two additional rooms are accessible from the garden. The first floor offers four bedrooms, two of which have en suite bathrooms. The property benefits from driveways on either side, providing off-road parking.

The spacious rear garden is beautifully landscaped and extends to a weir at the far end, backing onto a wooded area that is part of Quorn House.

Quorn itself is a highly sought-after village known for its unique shops, high-quality restaurants, popular pubs, local schools, health centre, and recreational amenities. It is also ideally located for access to the renowned countryside of Charnwood Forest with its numerous scenic walks and beauty spots.

The area is further enhanced by the proximity of major employment centres in Loughborough, Nottingham, Leicester and Nottingham East Midlands Airport located at Castle Donington.

### Property Information

Tenure: Freehold

Local Authority: Charnwood

Grade II Listed and within Quorn conservation area

Council Tax Band: G

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low







### **Consumer Protection Legislation**

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### **Tenure**

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

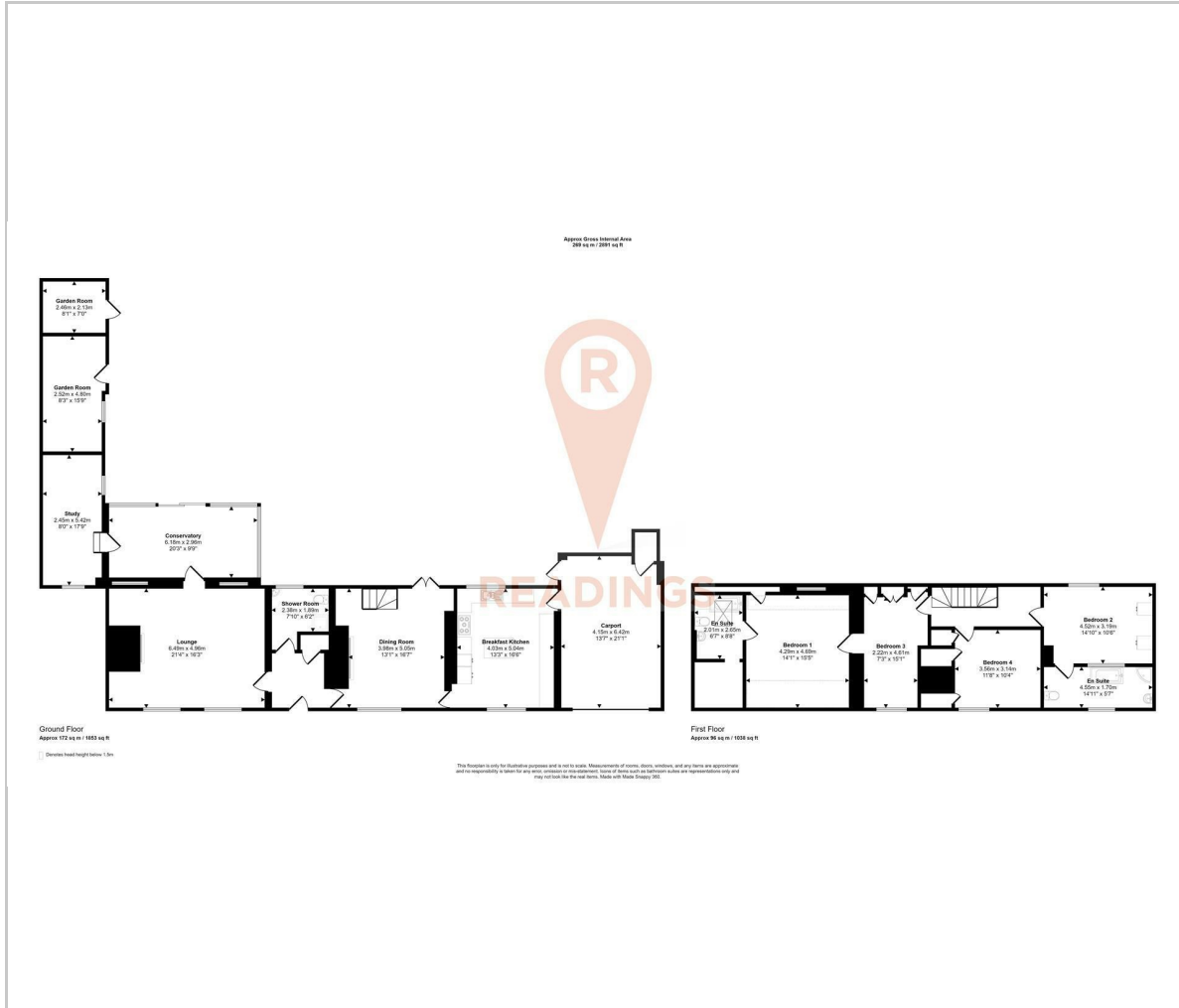
### **Anti Money Laundering**

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.





## Floor Plan



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

