



83 Leicester Road
Quorn, Loughborough, LE12 8BA
Guide price £399,950

4 2 2

A set of icons representing property features: a bed icon with the number 4, a bathtub icon with the number 2, a sofa icon with the number 2, and a three-line menu icon.

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William. is delighted to present the opportunity to purchase this individually designed & deceptively spacious four double bedroom, two bathroom detached property, which boasts the added benefit of having NO UPWARD SALES CHAIN.

Located in the ever-popular village of Quorn, this unique property has fantastic scope for further extension /re-development (subject to planning). The versatile accommodation is currently set across two floors, in brief comprising: Entrance porch, formal entrance hall, guest WC, modern shower room, large formal living room, kitchen & a well-proportioned double bedroom to the ground floor. Whilst to the first floor are three further double bedrooms, study/workshop & further shower room. Externally, the property boasts a private driveway with parking for multiple vehicles, single integral garage & a fully enclosed, South facing rear garden. This property has fantastic potential for those looking for a home in this highly desirable village.

Situated within walking distance of Quorn village centre and its host of local amenities including a selection of cafes, pubs and restaurants as well as doctor's surgery, dentist and post office and benefits from views over open countryside to the front elevation,

The location also provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, A6 and A46 all within easy access. The Endowed Schools in Loughborough and Ratcliffe College are easily accessible and there are excellent state schooling options within the village itself including St Bartholomew's Primary and Rawlins Academy as a secondary option. Bradgate Country Park is just a short drive away, however from the doorstep, you can access a host of walks and links to Charnwood's open countryside.

Viewing of this property is highly recommended to appreciate the location, potential and accommodation on offer. Viewings are strictly by appointment only and are to be booked directly via William. Property

ACCOMIDATION COMRIS





GROUND FLOOR

Entrance Porch
5'2" x 4'0" (1.6 x 1.22)

Entrance Hall
14'1" x 5'8" (4.3 x 1.73)

Living Room
23'7" x 10'11" (7.2 x 3.35)

Kitchen
11'9" x 8'10" (3.59 x 2.7)

Shower Room
8'10" x 5'6" (2.7 x 1.68)

Guest WC
4'11" x 2'9" (1.5 x 0.86)

Bedroom 1
14'9" x 11'8" (4.5 x 3.56)

FIRST FLOOR

Bedroom 2
14'1" x 8'1" (4.3 x 2.48)

Bedroom 3
14'5" x 11'3" (4.4 x 3.43)

Study Area / Workshop

Bedroom 4
13'5" x 10'4" (4.1 x 3.16)

Shower Room
7'8" x 5'6" (2.35 x 1.7)

OUTSIDE

Driveway & Garage

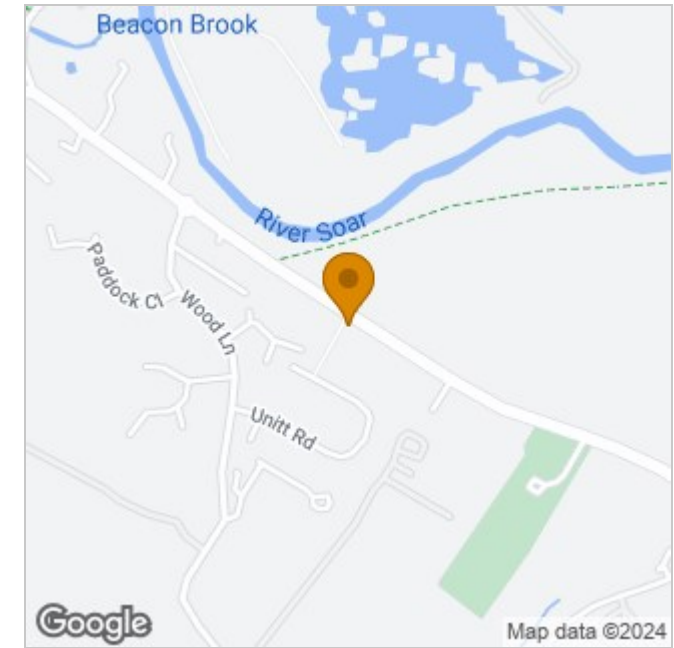
Garden

Disclaimer

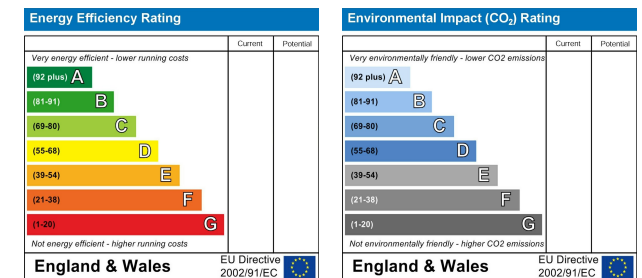
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tamworth Lodge Friars Well Estate & Business Centre, Wartnaby, Melton Mowbray, LE14 3HQ
Tel: 01509 426 106 Email: hello@william-property.com <https://www.william-property.com>