

# William.



29 Castledine Street  
Quorn, Loughborough, LE12 8DW  
Guide price £520,000



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## 29 Castledine Street

Quorn, Loughborough, LE12 8DW

William. is delighted to present the rare opportunity to acquire this unique and deceptively spacious double-fronted, detached family home. With four bedrooms, three reception rooms, large cellar and plot of land to the side elevation, this fantastic property has excellent scope for further extension/enhancement (subject to planning) and is offered to market with the added benefit of NO UPWARD CHAIN.

"Vine Cottage" dates back to circa 1800 and retains a wealth of character features throughout. Located in the ever-popular village of Quorn, it is set on a generous plot and is a blank canvas for those looking to purchase a character property within this prime village location.

In brief, the versatile accommodation which is set over three floors consists of: Spacious entrance hall, guest WC, formal living room, dining room, garden room, breakfast kitchen & utility area to the ground floor. To the lower ground floor is a large twin cellar. Whilst to the first floor are four well-proportioned bedrooms, separate office and family bathroom. Externally, the property boasts a private driveway, front garden and fully enclosed rear garden with an additional parcel of land to the side elevation with scope for development (STP)

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,

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.

Viewing is highly recommended to appreciate the location, size and potential this property offers and are strictly by appointment only via William. Property - Call today!

### GROUND FLOOR

#### Entrance Hall

22'11" x 13'5" (6.99m x 4.09m)

#### Guest WC

5'8" x 2'11" (1.75 x 0.9)





**Living Room**  
13'1" x 12'5" (4.0 x 3.8)

**Breakfast Kitchen**  
13'1" x 9'10" (4.0 x 3.0)

**Utility Room**  
5'10" x 5'10" (1.8 x 1.8)

**Dining Room**  
12'3" x 10'2" (3.75 x 3.1)

**Conservatory / Garden Room**  
16'4" x 11'5" (5.0 x 3.5)

**LOWER GROUND FLOOR**

**Cellar**  
26'10" x 11'5" (8.2 x 3.5)

**FIRST FLOOR**

**First Floor Landing**

**Office**  
6'6" x 5'6" (2.0 x 1.7)

**Principal Bedroom**  
13'9" x 12'3" (4.2 x 3.75)

**Bedroom 2**  
13'1" x 12'3" (4.0 x 3.75)

**Bedroom 3**  
12'1" x 10'2" (3.7 x 3.1)

**Bedroom 4**  
9'6" x 5'8" (2.9 x 1.75)

**Bathroom**  
9'8" x 6'0" (2.95 x 1.85)

**OUTSIDE**

**Front & Rear Gardens**

**Driveway / Parking**

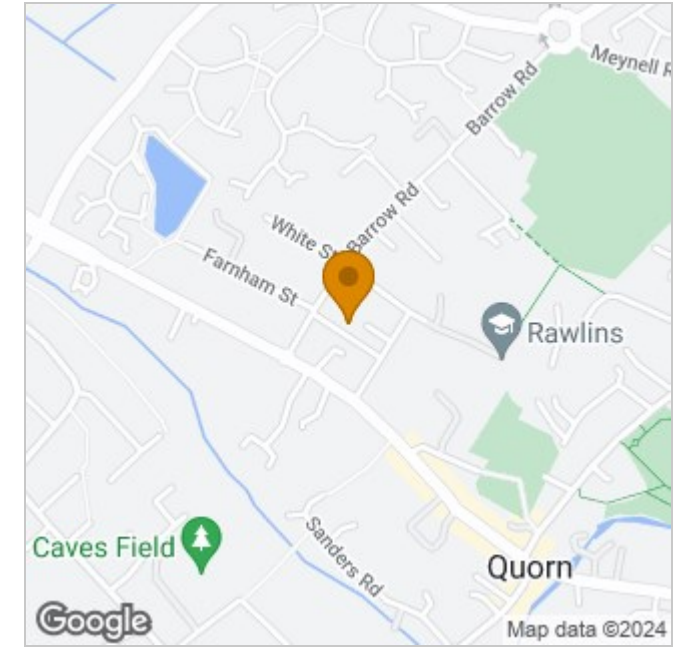
**Disclaimer**



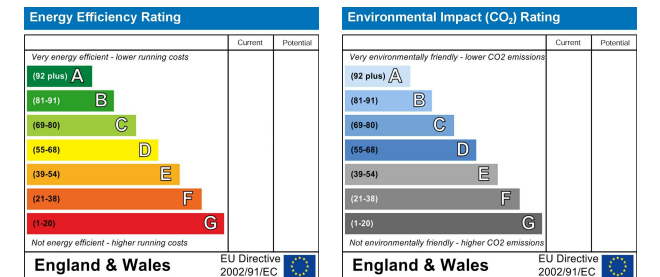
## Floor Plan



## 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.

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