

# William.



40 Farnham Street  
Quorn, Loughborough, LE12 8DR  
Guide price £375,000



## 40 Farnham Street

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William. is delighted to offer this immaculately presented, extended three double bedroom semi-detached home to market.

Having been tastefully extended and upgraded by the existing owners, this fantastic property is immaculately presented throughout and is set on a quiet residential street in the heart of Quorn. In brief, accommodation comprises: Entrance hall, large living room, separate dining room, modern fitted kitchen, utility room. three double bedrooms and two bathrooms. Outside the property boasts a private driveway to the front and a fully landscaped south facing rear garden.

The property is within easy 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. Bradgate Country Park is just a short drive away but 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, condition and accommodation on offer. Viewings are strictly by appointment only and are to be booked directly via William. Property on 01509 426 106.

ACCOMIDATION COMPRISES:





## GROUND FLOOR:

**Entrance Hall**  
13'5" x 6'0" (4.09 x 1.85)

**Living Room**  
23'9" x 11'3" (7.25 x 3.45)

**Dining Room**  
12'6" x 10'5" (3.82 x 3.2)

**Kitchen**  
13'3" x 9'4" (4.05 x 2.85)

**Utility Room**

## FIRST FLOOR

**First Floor Landing**

**Bedroom 1**  
13'1" x 10'5" (4.0 x 3.2)

**En-suite**  
6'6" x 5'8" (2.0 x 1.75)

**Bedroom 2**  
11'3" x 9'10" (3.45 x 3.0)

**Bedroom 3**  
11'11" x 11'3" (3.65 x 3.45)

**Family Shower Room**  
6'10" x 5'10" (2.1 x 1.8)

## OUTSIDE (Driveway & Gardens)

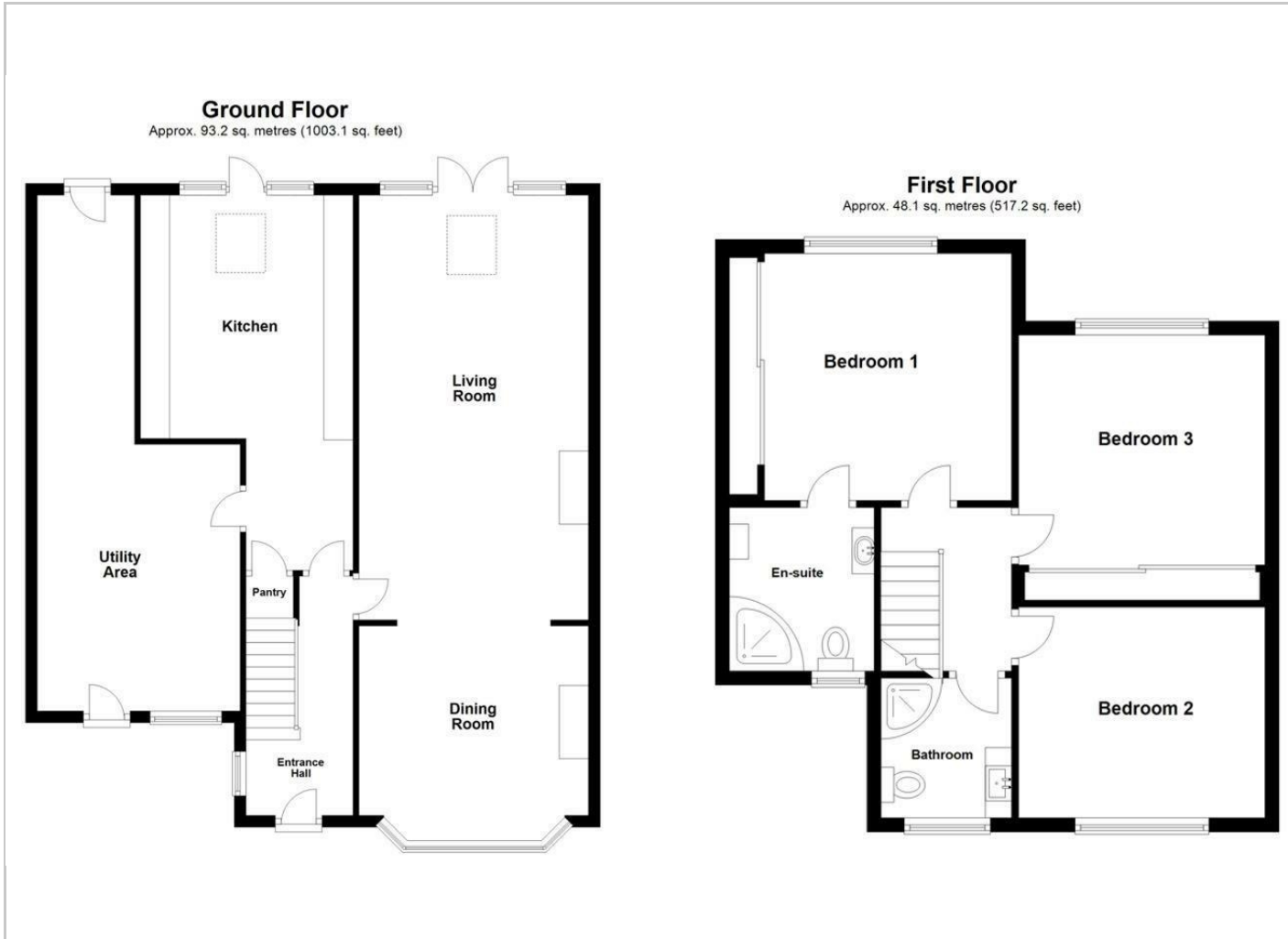
**Driveway**

**Gardens**

**Disclaimer**



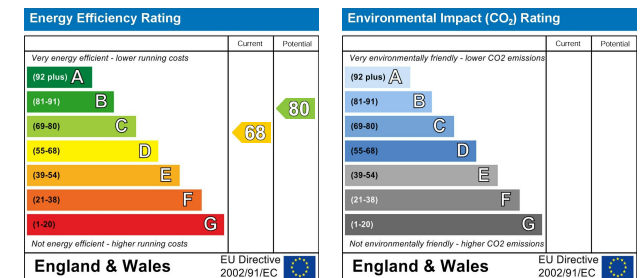
## Floor Plan



## 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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