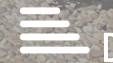


William.



117 Leicester Road
Quorn, Loughborough, LE12 8BA
Guide price £565,000



117 Leicester Road

Quorn, Loughborough, LE12 8BA

William. is delighted to present the rare opportunity to acquire this unique and deceptively spacious, extended three bedroom detached family home.

Located in the ever-popular village of Quorn, this characterful 1930's detached home is set on a generous plot and boasts open countryside views to the front and rear elevations. This unique property has fantastic scope for further extension/enhancement (subject to planning) for those looking to purchase a home in this highly desirable village.

In brief, the versatile accommodation which is set over two floors consists of: Inviting entrance hall, guest WC, formal dining room, large living room, garden room and an extended dining kitchen to the ground floor. Whilst to the first floor are three well proportioned bedrooms and luxury family bathroom. Externally, the property boasts a large private driveway with parking for multiple vehicles and a fully enclosed, South facing rear garden.

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,

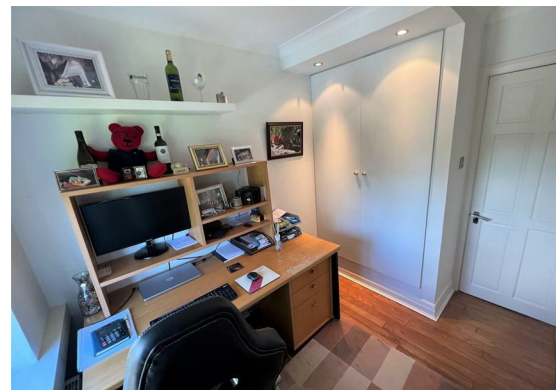
The location also provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, A6 and A46 all within easy access. The Endowed Schools in Loughborough and Ratcliffe College are easily accessible and there are excellent state schooling options within the village itself including 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

GROUND FLOOR





Entrance Hall
15'1" x 7'2" (4.6 x 2.2)

Guest WC
4'11" x 3'11" (1.5 x 1.2)

Formal Dining Room
12'9" x 12'5" (3.9 x 3.8)

Formal Living Room
21'10" x 12'5" (6.66 x 3.8)

Garden Room
11'9" x 9'6" (3.6 x 2.9)

Dining Kitchen
18'8" x 14'7" (5.7 x 4.45)

FIRST FLOOR

First Floor Landing
7'2" x 6'10" (2.2 x 2.1)

Bedroom 1
14'5" x 12'5" (4.4 x 3.8)

Bedroom 2
14'7" x 12'5" (4.45 x 3.8)

Bedroom 3
9'10" x 6'10" (3.0 x 2.1)

Family Bathroom
9'10" x 7'0" (3.0 x 2.15)

OUTSIDE

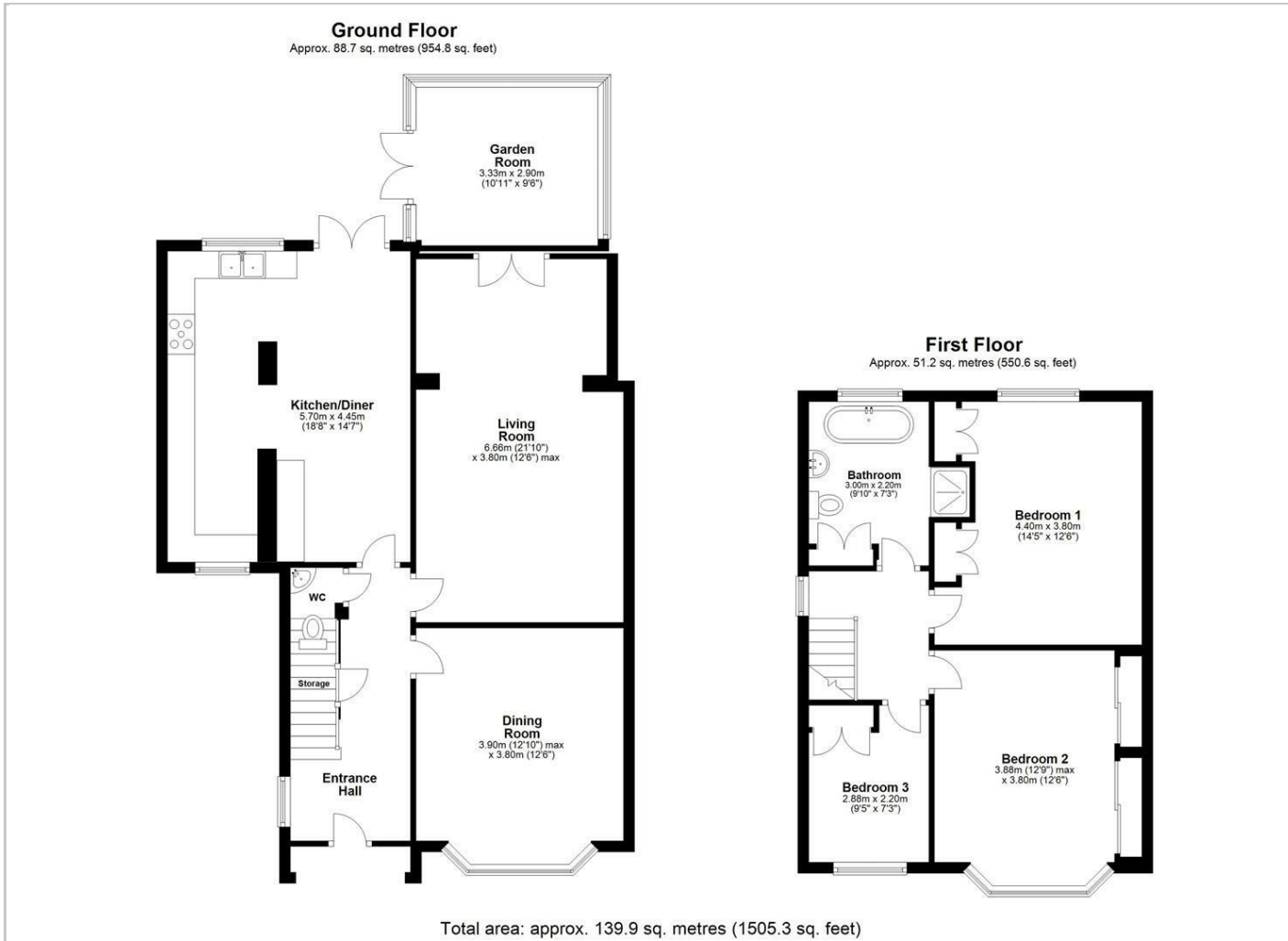
Garden

Private Driveway

Disclaimer



Floor Plan



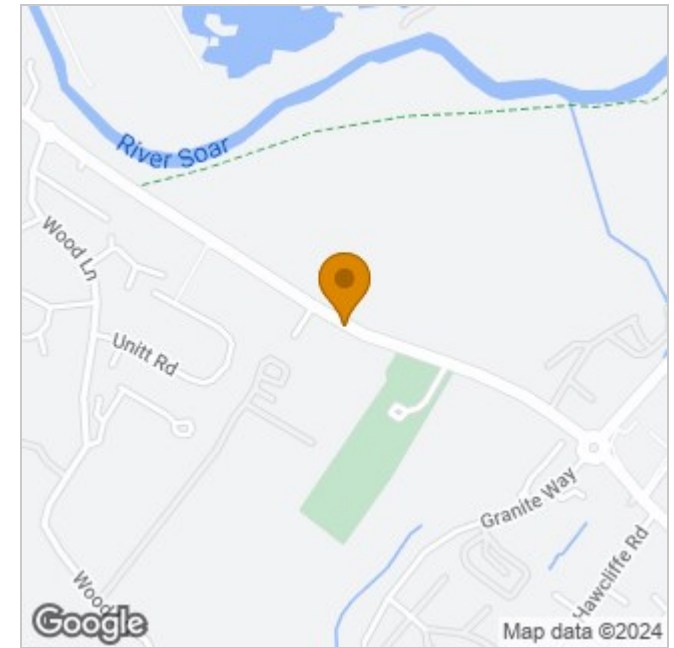
Viewing

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.

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Area Map



Energy Efficiency Graph

