

# William.



117 Leicester Road, Loughborough, LE12 8BA

Guide price £565,000



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.

- Extended Detached Character Home
- 3 Bedrooms
- Large Dining Kitchen
- Feature Bathroom & Guest WC
- New Roof Tiling & Insulation
- Fantastic Scope for further Extension/Enhancement (STP)
- 3 Reception Rooms
- Garden Room
- Open Countryside Views to Front & Rear
- Prime Village Location

