

# William.



77 Leicester Road  
Quorn, Loughborough, LE12 8BA  
Guide price £575,000





## 77 Leicester Road

Quorn, Loughborough, LE12 8BA

William. is proud to offer this beautifully presented, tastefully extended five bedroom, two bathroom detached family home to market - A property which must be viewed to be fully appreciated!

Located in the ever-popular village of Quorn, this spacious detached home is set on a generous plot and boasts open countryside views to the front elevation. This unique property has scope for further extension/enhancement (subject to planning) with versatile accommodation throughout in brief comprising: Entrance porch, entrance hall, large living room, rear reception room, bespoke kitchen by local craftsman David Attenborough, utility room, garden room and integral single garage to the ground floor. Whilst to the first floor are five well proportioned bedrooms, three are spacious doubles, with two smaller double bedrooms, family bathroom and private en-suite to the principal bedroom. Externally, the property boasts a private driveway with parking for several vehicles and a fully enclosed, landscaped 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 and accommodation on offer. Viewings are strictly by appointment only.

ACCOMMODATION COMPRISES:

### GROUND FLOOR

Entrance Porch

Entrance Hall  
15'1" x 6'4" (4.6 x 1.95)

Downstairs WC







**Formal Living Room**  
23'3" x 10'9" (7.1 x 3.3)

**Rear Reception Room**  
14'9" x 9'11" (4.5 x 3.04)

**Garden Room**  
16'0" x 9'6" (4.9 x 2.9)

**Dining Kitchen**  
22'0" x 15'1" (6.71 x 4.61)

**Utility Room**  
7'6" x 7'2" (2.3 x 2.2)



**FIRST FLOOR**

**First Floor Landing**

**Bedroom 1**  
14'9" x 10'5" (4.5 x 3.19)

**En-Suite**

**Bedroom 2**  
11'9" x 11'1" (3.6 x 3.4)

**Bedroom 3**  
11'9" x 10'9" (3.6 x 3.3)

**Bedroom 4**  
14'5" x 6'10" (4.4 x 2.1)

**Bedroom 5**  
14'9" x 6'10" (4.5 x 2.1)

**Family Bathroom**

**OUTSIDE**

**Driveway & Garage**

**Gardens**

**Disclaimer**





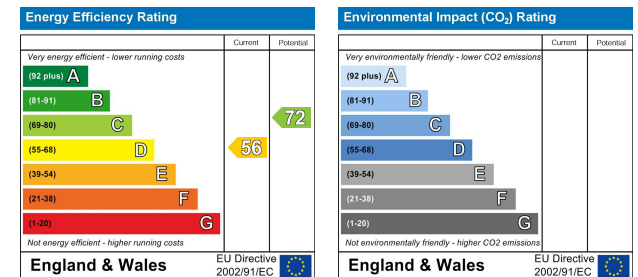
## Floor Plan



## 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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