

William.



34 Mansfield Street
Quorn, Loughborough, LE12 8BE
Guide price £450,000

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William. is proud to offer this individually styled, immaculately presented three bedroom, three bathroom semi-detached property to market. With the added benefit of a detached Annexe - This is a property which must be viewed to be fully appreciated!

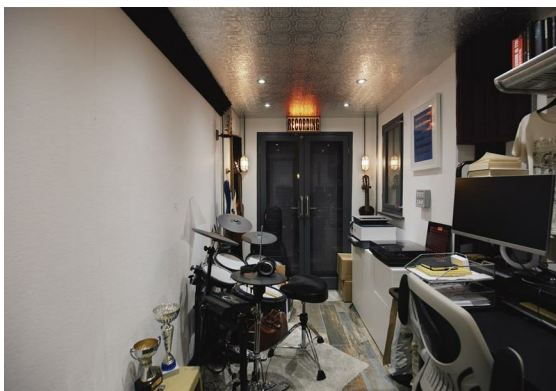
Located on Mansfield Street, within the ever popular village of Quorn and within easy walking distance of the village centre, this fantastic property has been tastefully upgraded by the existing owners whilst retaining a host of character features throughout. Accommodation in brief comprises: Entrance hall with original tiled floor, formal living room and spacious dining kitchen to the ground floor. Whilst to the first floor are two well proportioned double bedrooms, large family bathroom & stairs up to the second floor & the third double bedroom and en-suite. Externally the property has beautifully landscaped gardens & private driveway to the side elevation. There is also planning consent for a two storey side extension.

The detached Annexe, set to the rear of the property, has been fully modernised and boasts large living area with bi-fold doors, kitchenette, soundproofed music studio / office, shower room & storage area.

The central location provides fantastic transport links to Loughborough, Leicester & Nottingham with regular bus services and the M1, A6 and A46 road networks 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 & 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 Charnwoods open countryside.

Viewing of this property cannot be recommended highly enough to appreciate the location, potential and size of the accommodation on offer. Viewings are strictly by appointment only & are to be booked directly via William. Property.

ACCOMMODATION:





GROUND FLOOR

Entrance Hall

Formal Living Room

13'11" x 11'10" (4.26 x 3.62)

Dining Kitchen

20'5" x 14'1" (6.23 x 4.30)

ANNEXE

Living Area

18'4" x 17'8" (5.6 x 5.4)

Music Studio / Office

11'3" x 6'6" (3.45 x 2.0)

Shower Room

6'6" x 4'1" (2.0 x 1.25)

FIRST FLOOR

Bedroom 1

13'11" x 11'10" (4.26 x 3.62)

Bedroom 2

14'1" x 10'7" (4.3 x 3.24)

Family Bathroom

10'10" x 9'9" (3.32 x 2.99)

Second Floor

Bedroom 3

15'3" x 13'5" (4.65 x 4.11)

En-Suite

6'2" x 4'1" (1.88 x 1.27)

OUTSIDE

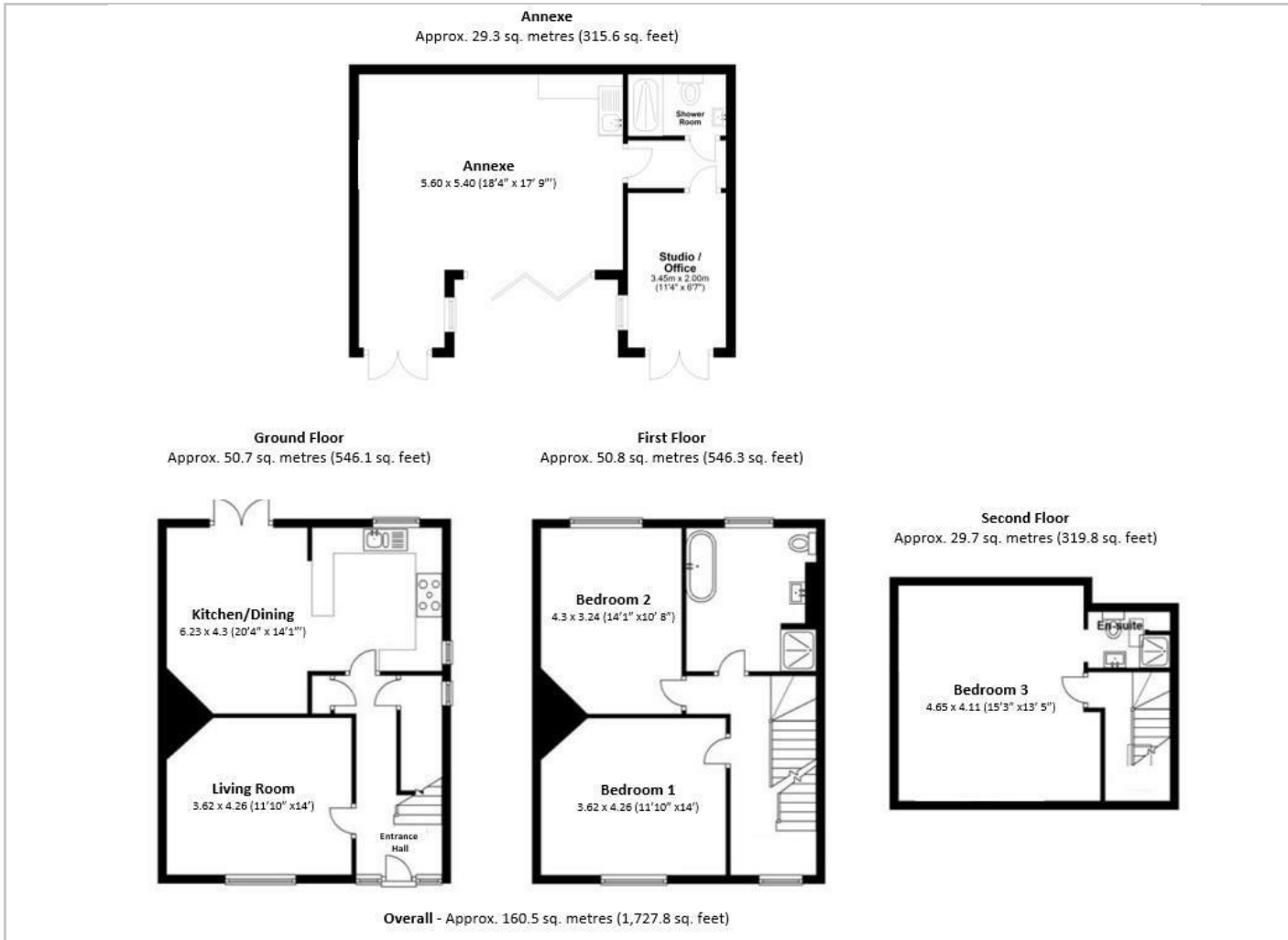
Drieway & Parking

Front & Rear Gardens

Planning Permission Details

Disclaimer

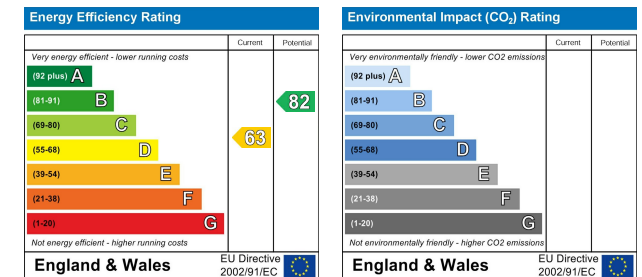
Floor Plan



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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