



7 Epworth Court
Quorn, Loughborough, LE12 8FR
Guide price £289,950



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William. is delighted to offer the rare opportunity to purchase this immaculately presented, spacious two double bedroom, two bathroom duplex apartment.

Set within "Epworth Court", an exclusive gated development of executive homes located in a prime position in the centre of the ever-popular Charnwood village of Quorn. There area hosts fantastic local amenities including a wide selection of cafés, pubs, restaurants and supermarkets as well as doctors surgery, pharmacy, dentist and post office quite literally on the doorstep.

This unique property offers modern and spacious accommodation throughout in brief comprising: Entrance hall with useful storage cupboard, bright and spacious open plan living / dining room with double doors onto a private balcony and access into the modern kitchen area, double bedroom and luxury bathroom to the first floor. Whilst the second floor is reserved for the impressive principal bedroom suite, with study area, spacious bedroom and contemporary en-suite bathroom. Externally the property benefits from allocated residents parking and communal courtyard gardens and would make the ideal purchase for first time buyers, investors or those looking to downsize.

The central location also provides fantastic transport links to Loughborough, Leicester and 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 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 Charnwoods open countryside.

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





GROUND FLOOR

Entrance Hall

FIRST FLOOR

First Floor Landing

Open Plan Living / Dining Room
17'4" x 12'5" (5.3 x 3.8)

Kitchen
10'5" x 8'6" (3.2 x 2.6)

Bedroom 2
11'1" x 10'5" (3.4 x 3.2)

Bathroom
8'6" x 5'10" (2.6 x 1.8)

SECOND FLOOR

Landing / Study Area

Principal Bedroom
20'0" x 14'9" (6.1 x 4.5)

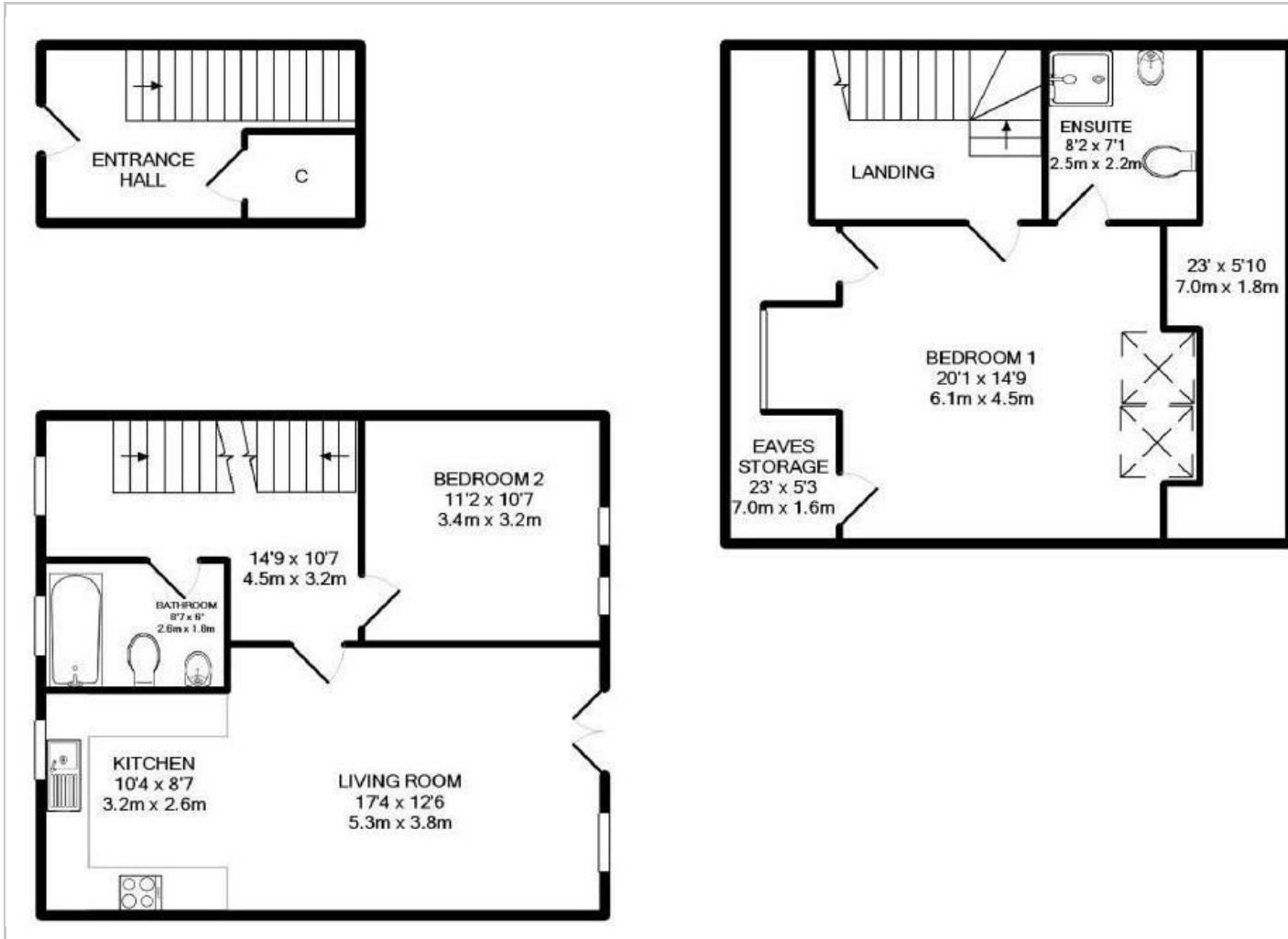
En-Suite
8'2" x 7'2" (2.5 x 2.2)

Outside:

Parking

Disclaimer

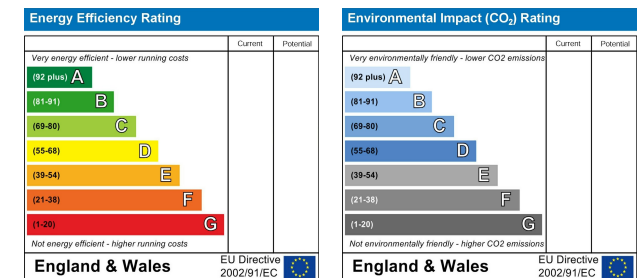
Floor Plan



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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