

William.



4 Mansfield Street
Quorn, Loughborough, LE12 8BE
Guide price £330,000



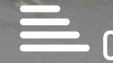
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William. is proud to offer the opportunity to purchase this immaculately presented three storey, three double bedroom, two-bathroom extended Town House. Offered to market with the added benefit of * NO UPWARD SALE CHAIN * and with potential to extend further (STP) this is a property which must be viewed!

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, formal living room with feature log burner and spacious dining kitchen to the ground floor. Whilst to the first floor are two well-proportioned double bedrooms and a large family bathroom, with an additional staircase rising to the Principal Bedroom Suite located on the second floor, with Juliette balcony and contemporary private ensuite. Externally the property boasts a low maintenance front garden and a private, landscaped South facing rear garden - The ideal space for outdoor entertaining! On street parking is available directly to the front of the property.

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 and are to be booked directly via William. Property.

ACCOMMODATION:





GROUND FLOOR

Entrance Hall
4'11" x 3'3" (1.5 x 1.0)

Formal Living Room
15'1" x 12'5" (4.6 x 3.8)

Dining Kitchen
18'6" x 8'10" (5.65 x 2.7)

FIRST FLOOR

First Floor Landing

Bedroom 2
12'1" x 11'9" (3.7 x 3.6)

Bedroom 3
11'9" x 9'0" (3.6 x 2.75)

Family Bathroom
8'6" x 7'6" (2.6 x 2.3)

Lobby Area



SECOND FLOOR

Principal Bedroom Suite
18'6" x 15'8" (5.65 x 4.8)

En-Suite
8'10" x 5'4" (2.7 x 1.65)

OUTSIDE

Front & Rear Gardens

Parking

Disclaimer



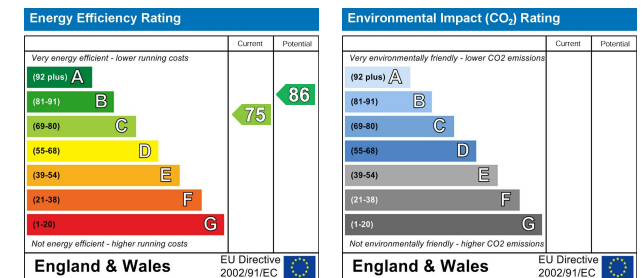
Floor Plan



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.

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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