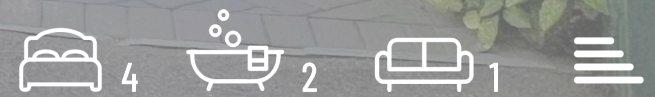


William.



22 Farnham Street
Quorn, Loughborough, LE12 8DR
Guide price £450,000



22 Farnham Street

Quorn, Loughborough, LE12 8DR

William. is delighted to offer this individually designed, four-bedroom, two bathroom detached family home to market. Having been tastefully upgraded to an impeccable standard throughout by the existing owners, this is truly a property which must be viewed to fully appreciate the level of finish and accommodation on offer!

Located on Farnham Street, a peaceful residential street in the heart of Quorn, the versatile accommodation is set over three floors comprising: Spacious Entrance hall, large living room, modern dining kitchen and WC to the ground floor. To the first floor are three well-proportioned bedrooms (master with dressing room) and a contemporary bathroom., with a staircase rising to the second floor and a further double bedroom, shower room and separate study.

Outside, to the front of the property is a private driveway providing parking for two vehicles and EV Charger. To the rear, the South facing garden has been tastefully landscaped and is the ideal space for outdoor entertaining.

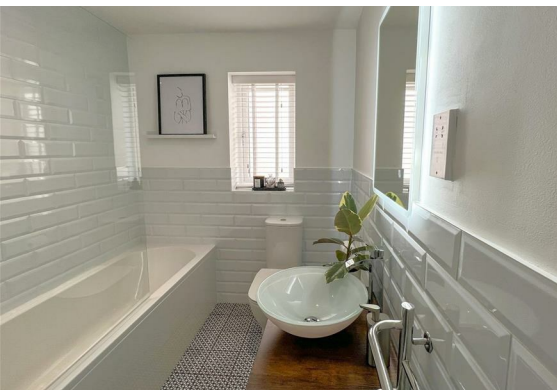
The property is within easy walking distance of Quorn village centre and its host of local amenities including a selection of cafes, pubs and restaurants as well as doctor's surgery, dentist and post office.

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 but 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, condition and accommodation on offer. Viewings are strictly by appointment only and are to be booked directly via William. Property on 01509 426 106.

ACCOMIDATION COMPRISES:





GROUND FLOOR

Entrance Hall

20'4" x 10'5" (max) (6.2 x 3.2 (max))

Guest WC

6'6" x 3'1" (2.0 x 0.95)

Dining Kitchen

16'0" x 9'10" (max) (4.9 x 3.0 (max))

Living Room

16'8" x 14'11" (max) (5.1 x 4.55 (max))

FIRST FLOOR

First Floor Landing

Principal Bedroom

10'4" x 16'8" (3.15 x 5.1)

Bedroom 3

9'4" x 8'6" (2.87 x 2.6)

Bedroom 4

8'6" x 6'6" (max) (2.6 x 2.0 (max))

Family Bathroom

8'4" x 5'8" (2.55 x 1.75)

SECOND FLOOR

Second Floor Landing

Bedroom 2

13'7" x 9'0" (4.15 x 2.76)

Shower Room

7'4" x 6'6" (max) (2.25 x 2.0 (max))

Study

9'8" x 4'9" (2.95 x 1.45)

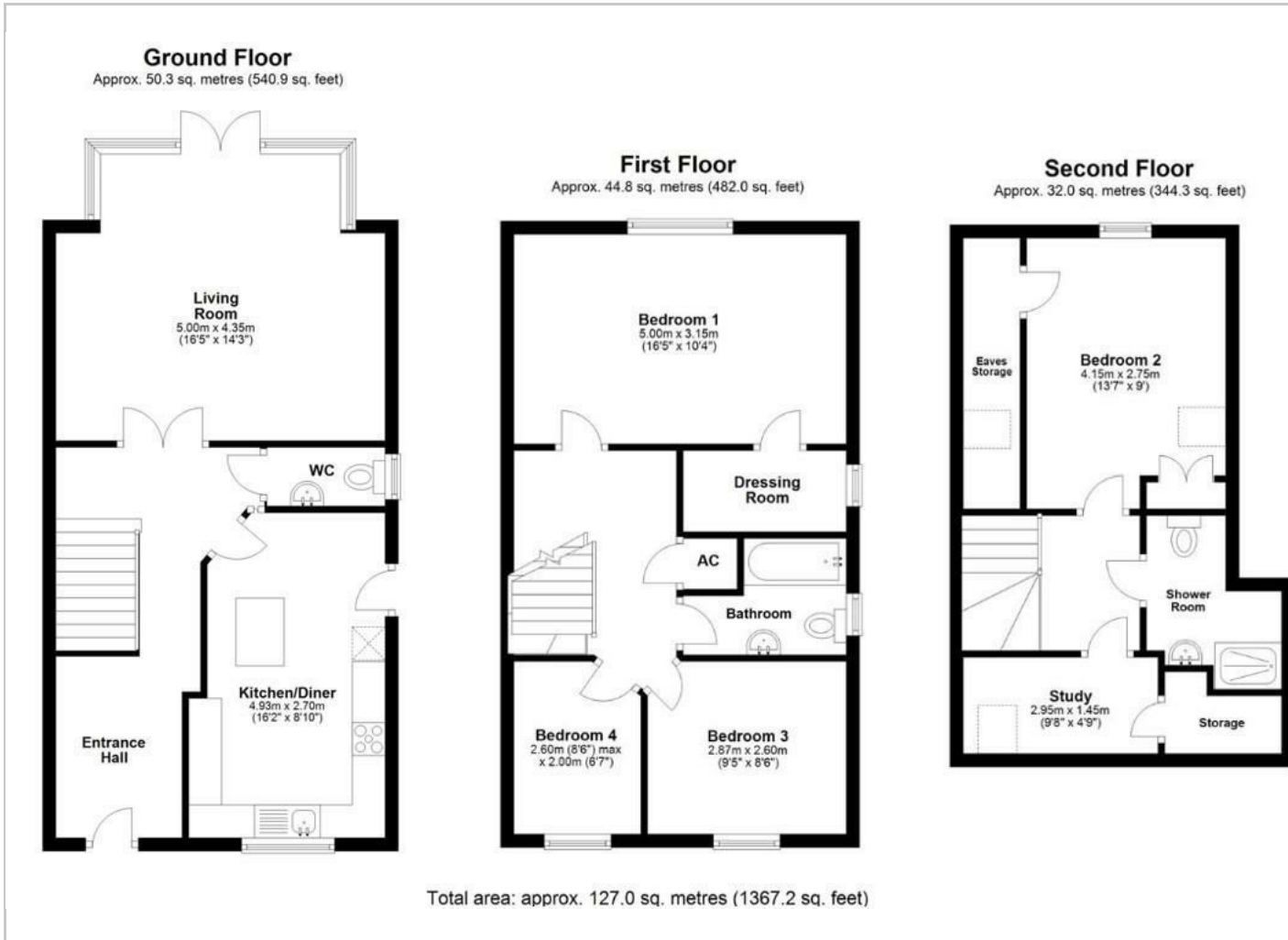
OUTSIDE

Driveway

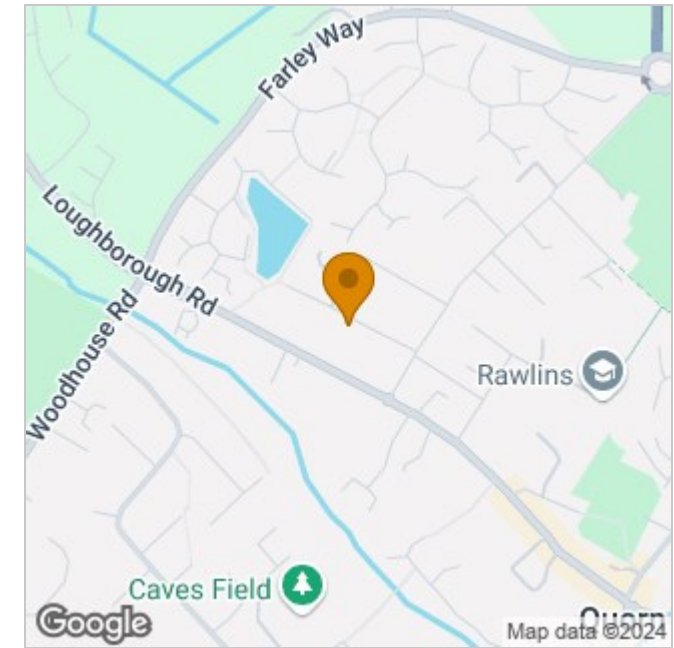
Gardens

Disclaimer

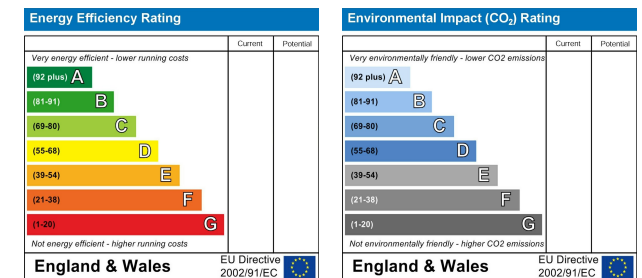
Floor Plan



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.

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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