

# William.



9A Leicester Road  
Quorn, Loughborough, LE12 8ES  
Offers over £400,000





## 9A Leicester Road

Quorn, Loughborough, LE12 8ES

William. is proud to offer this immaculately presented four double bedroom, two bathroom modern town house to market. Boasting the added benefit of \*NO UPWARD CHAIN\* this is a property which must be viewed to fully appreciate the level of finish and accommodation of offer.

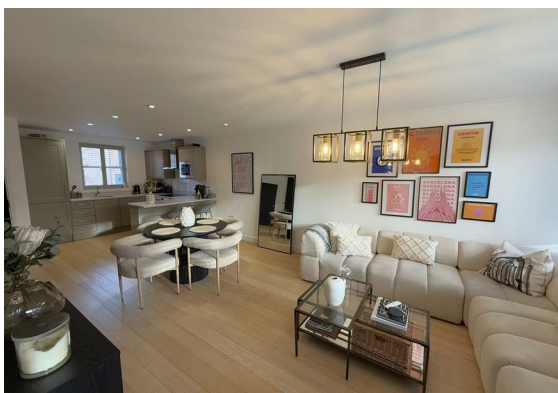
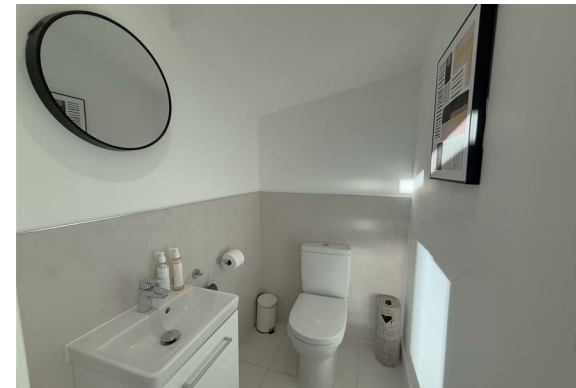
Constructed to an exceptional standard in 2017 by renowned builders, Reynolds Property, this fantastic home is situated on Leicester Road, Quorn and is within easy walking distance of the village centre and its wide range of amenities including a selection of cafes, pubs and restaurants as well as doctor's surgery, dentist and post office.

Versatile accommodation is set over three floors, in brief comprising: Entrance hall with utility/store cupboard, impressive open-plan kitchen / dining / living room, lobby area and guest WC to the ground floor. Whilst to the first floor are two well-proportioned double bedrooms and contemporary bathroom. An additional staircase rises to the second floor and the principal bedroom with private en-suite and the fourth double bedroom. Outside, the property boasts a private low maintenance garden which is the ideal space for outdoor entertaining! A rear gate gives access to the private residents' car park and the properties two allocated spaces.

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.

This is a property which must be viewed to be fully appreciated! Please note that viewings are strictly by appointment only and are to be booked directly via William. Property

### ACCOMMODATION COMPRISES







## GROUND FLOOR

**Entrance Hall**  
7'6" x 6'6" (2.3 x 2.0)

**Open Plan Kitchen / Living Area**  
27'4" x 16'0" max (8.35 x 4.9 max)

**Rear Lobby**  
7'4" x 3'9" (2.25 x 1.15)

**Downstairs WC**  
4'11" x 3'9" (1.5 x 1.15)



## FIRST FLOOR

**First Floor Landing**

**Bedroom 2**  
12'3" x 9'0" (3.75 x 2.75)

**Bedroom 3**  
11'3" x 9'0" (3.45 x 2.75)

**Bathroom**  
7'8" x 7'0" (2.35 x 2.15)



## SECOND FLOOR

**Second Floor Landing**

**Principal Bedroom**  
17'0" x 10'4" max (5.2 x 3.15 max)

**En-Suite**  
10'7" x 5'8" (3.25 x 1.75)

**Bedroom 4**  
12'9" x 9'2" max (3.9 x 2.8 max)

## OUTSIDE

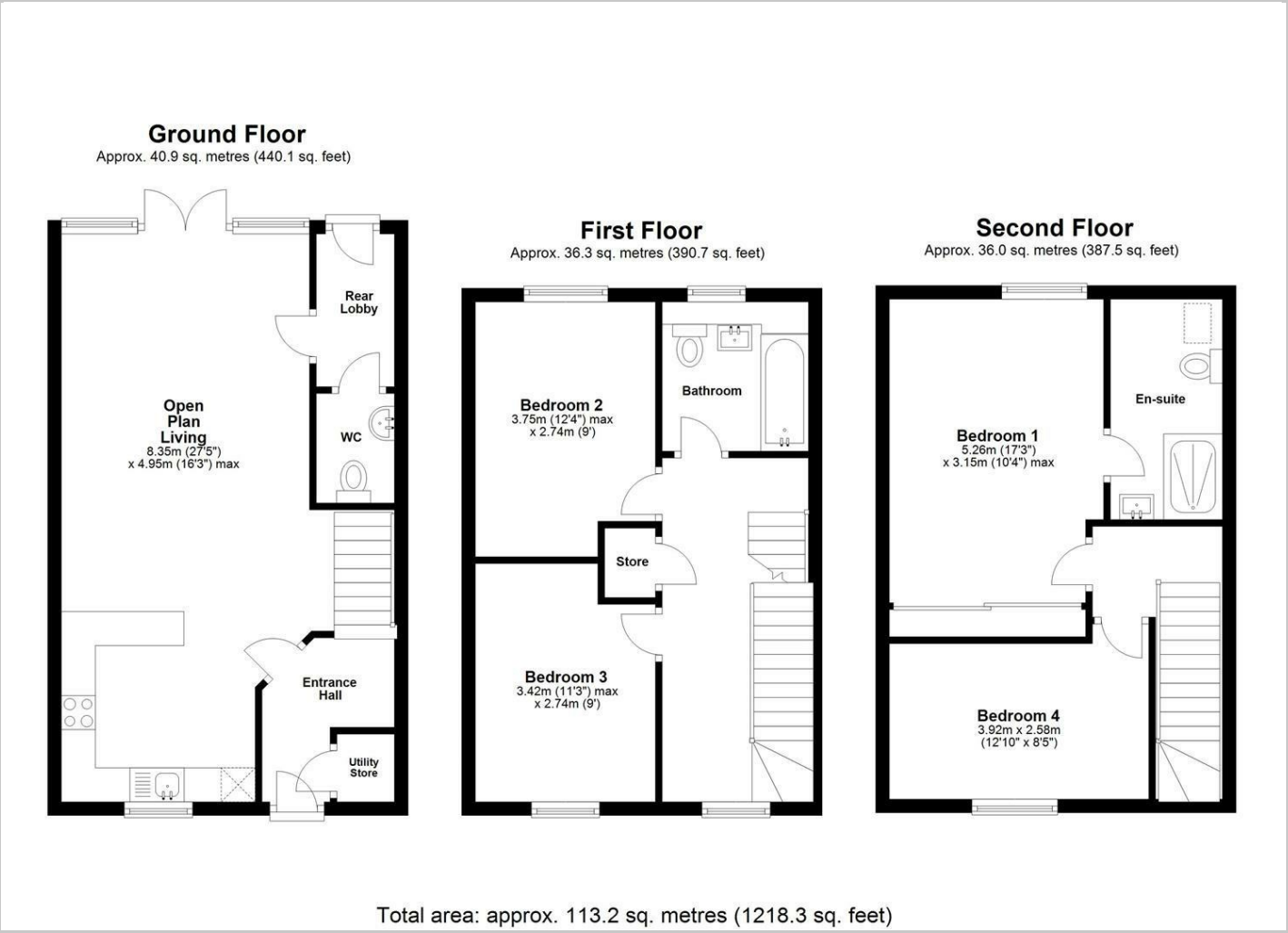
**Private Garden**

**Private Residents Parking**

**Disclaimer**



Floor Plan



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

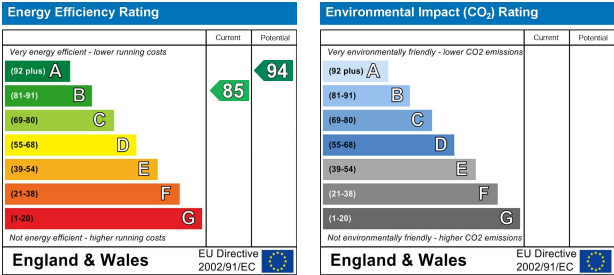
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4 Rupert Law Close, Quorn, Loughborough, LE12 8PE  
Tel: 01509 426 106 Email: [hello@william-property.com](mailto:hello@william-property.com) <https://www.william-property.com>

Area Map



Energy Efficiency Graph



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