

William.



30 Station Road

Quorn, LE12 8BS

Guide price £305,000



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William. is proud to offer the unique opportunity to purchase this charming three storey, two bedroom cottage, located in the heart of Quorn. Boasting private off-road parking to the rear and offered to market with * NO UPWARD CHAN * this is a property which must be viewed to fully appreciate the location and accommodation on offer!

Set on Station Road, just steps away from the wide-ranging amenities available within the village centre including cafes, supermarket, post office and a selection of pubs and restaurants. This fantastic property has been tastefully upgraded whilst retaining a host of character features throughout. Accommodation in brief comprises: Formal living room, dining kitchen, lobby and utility room / downstairs WC to the ground floor. Stairs rise to the first floor and the principal bedroom and impressive bathroom with walk-in shower and free-standing roll top bath. A further staircase rises to the second floor loft room / bedroom two.

Outside the property boasts a low maintenance front garden with cast iron railings and gate. To the rear, the private, fully enclosed garden is the ideal space for entertaining, with characterful brick patio area, section of lawn and useful storage shed. The property also boasts private, gated parking for two vehicles (accessed via Nursery Lane) to the rear elevation - A real bonus for a property in the village centre!

The location 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. Direct rail links to Nottingham and London St. Pancras are also available from nearby Loughborough Railway Station. There a primary and secondary schooling options within walking distance.

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

ACCOMMODATION:





GROUND FLOOR

Formal Living Room
12'9" x 11'11" (3.9 x 3.65)

Dining Kitchen
12'9" x 10'9" (3.9 x 3.3)

Rear Lobby

Utility Room / WC
6'2" x 4'11" (1.9 x 1.5)



FIRST FLOOR

Landing Area

Bedroom 1
12'9" x 11'9" (3.9 x 3.6)

Bathroom
12'5" x 8'6" (3.8 x 2.6)

SECOND FLOOR

Bedroom 2 / Loft Room
12'5" x 11'5" (3.8 x 3.5)

OUTSIDE

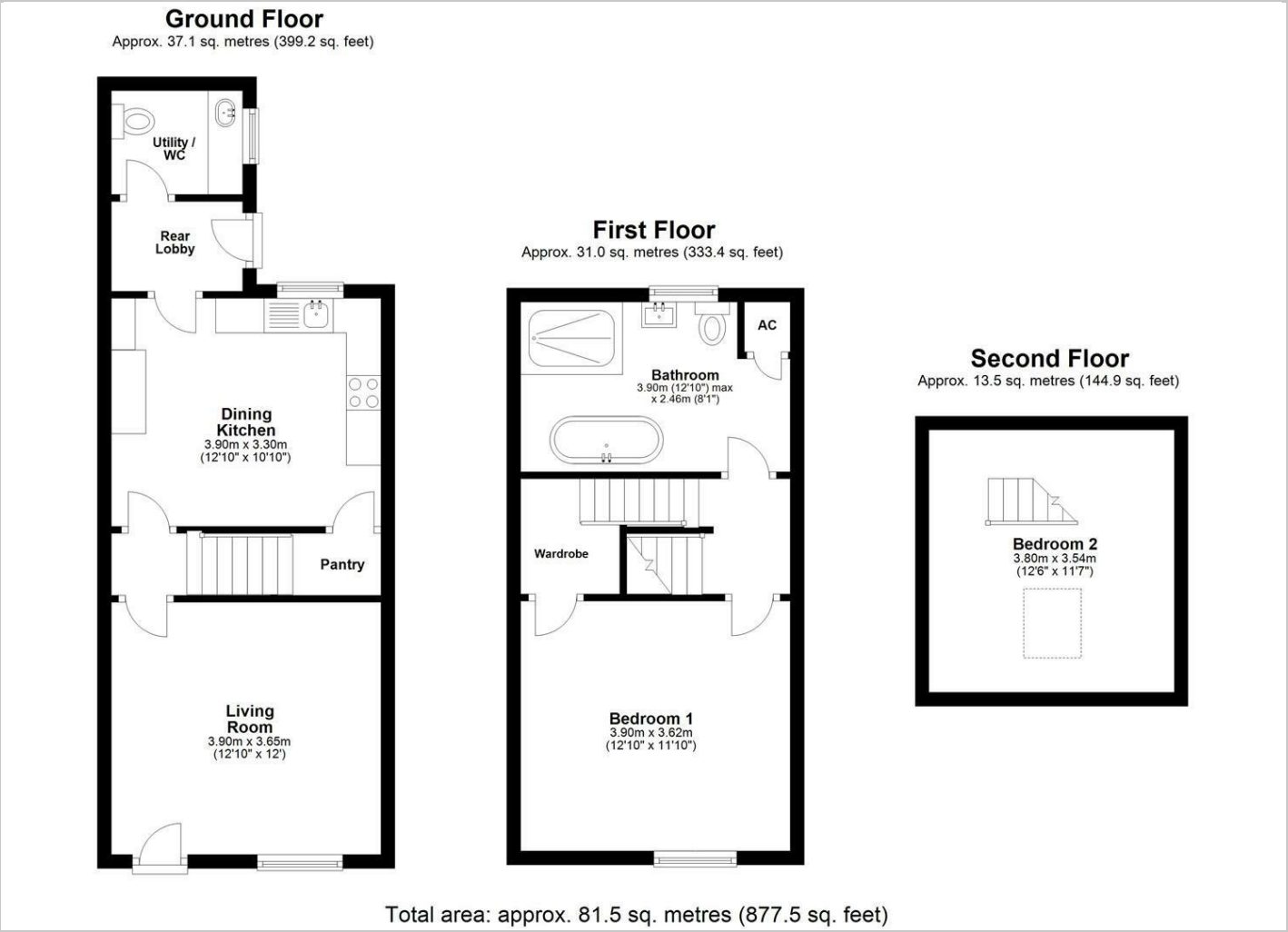
Front & Rear Gardens

Parking

Disclaimer



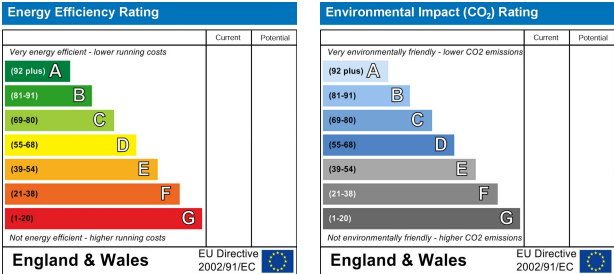
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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