

# William.



1 Farnham Street

Quorn, Loughborough, LE12 8DR

Guide price £360,000



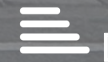
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# 1 Farnham Street

Quorn, Loughborough, LE12 8DR

William. is delighted to offer this well presented, extended three-bedroom semi-detached home to market. Boasting existing Planning Permission for a further two storey rear/side extension - This is a property which must be viewed!

Located on Farnham Street, a quiet and popular residential street in the heart of Quorn, this fantastic property has been tastefully extended and upgraded over recent years, whilst retaining a host of characterful features throughout. In brief, accommodation comprises: Entrance porch, entrance hallway, guest cloakroom / WC, formal living room with log burner and an impressive living / dining kitchen to the ground floor. Whilst to the first floor are three well-proportioned bedrooms and a modern family bathroom. Existing planning Permission to further extend - See Plans.

Outside the property boasts a private driveway to the front and a private, fully enclosed low maintenance rear garden - The ideal space for outdoor entertaining, with additional garden and storage rooms!

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**  
11'11" x 5'10" (3.65 x 1.8)

**Downstairs WC**  
5'8" x 3'7" (1.75 x 1.1)

**Living Room**  
10'9" x 10'7" (3.3 x 3.25)

**Living / Dining Kitchen**  
19'10" x 16'6" (6.05 x 5.05)

## FIRST FLOOR

**First Floor Landing**

**Bedroom 1**  
12'7" x 10'7" (3.85 x 3.25)

**Bedroom 2**  
11'5" x 10'7" (3.5 x 3.25)

**Bedroom 3**  
7'6" x 5'10" (2.3 x 1.8)

**Family Bathroom**  
6'6" x 5'10" (2.0 x 1.8)

## OUTSIDE

**Rear Garden**

**Garden Room**  
11'9" x 7'6" (3.6 x 2.3)

**Storage Room**  
18'0" x 8'0" max (5.5 x 2.45 max)

**Driveway / Parking**

**PLANNING PERMISSION**

**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.

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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Area Map



Energy Efficiency Graph

