

William.



14 Castledine Avenue
Quorn, Loughborough, LE12 8DN
Guide price £500,000



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William. is proud to offer the rare opportunity to purchase deceptively spacious four / five-bedroom detached family home, located in the heart of Quorn. Offering spacious levels of accommodation throughout and with fantastic scope to extend to the rear and side elevations (STP), this truly is a property that must be viewed to fully appreciate the accommodation and potential it offers.

Located in a quiet position on Castledine Avenue, a popular residential street within the sought-after village of Quorn, the property is within easy walking distance of the Village Centre and its host of amenities.

Versatile accommodation in brief comprises: Entrance hall, downstairs WC / cloakroom, formal living room, impressive living / dining kitchen and office / bedroom five to the ground floor. Whilst to the first floor are four well proportioned bedrooms and a spacious family bathroom.

Externally the property benefits from an extensive, private West facing rear garden, with large patio area, pergola and a substantial lawn - It is the ideal space for outdoor entertaining! To the front, the expansive stone driveway provides parking for multiple vehicles and gives direct access into the single garage.

Situated within 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.

Viewing is highly recommended to appreciate the location, size and potential that this property offers and are strictly by appointment only, to be booked via William. Property - Call today!

ACCOMMODATION COMPRISES:

GROUND FLOOR

Entrance Hall

12'11" x 12'1" max (3.95 x 3.7 max)





WC / Cloakroom
5'10" x 4'7" (1.8 x 1.4)

Formal Living Room
22'5" x 10'11" (6.85 x 3.35)

Living / Dining Kitchen
27'6" x 21'3" max (8.4 x 6.5 max)

Office / Bedroom Five
16'0" x 7'2" (4.9 x 2.2)



FIRST FLOOR

First Floor Landing
11'5" x 11'5" (3.5 x 3.5)

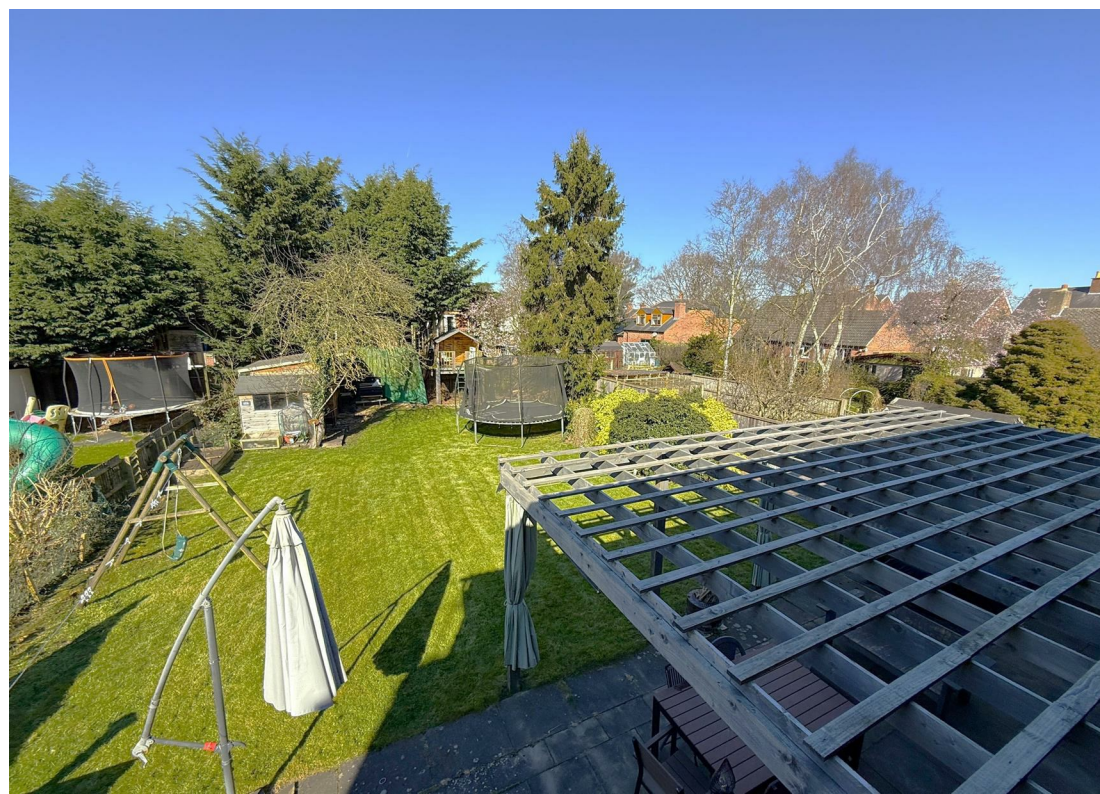
Bedroom 1
13'1" x 10'9" (4.0 x 3.30)

Bedroom 2
13'1" x 9'8" (4.0 x 2.95)

Bedroom 3
11'3" x 9'10" (3.45 x 3.0)

Bedroom 4
9'8" x 8'2" (2.95 x 2.5)

Family Bathroom
10'9" x 7'4" (3.3 x 2.25)



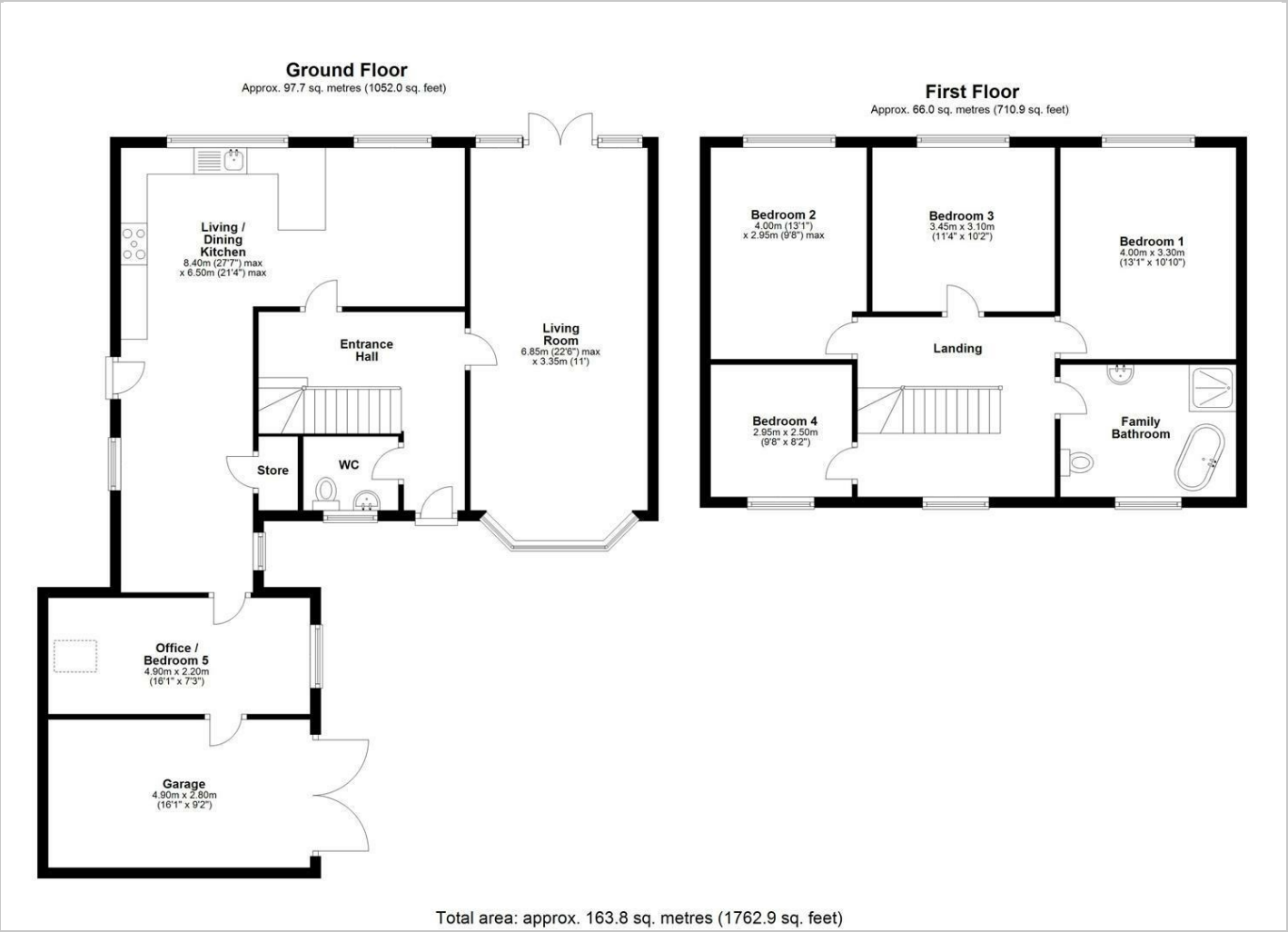
OUTSIDE

Driveway & Garage

Rear Garden

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

