

# William.



120 Station Road  
Quorn, Loughborough, LE12 8BS  
Guide price £675,000



## 120 Station Road

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William is proud to offer the rare opportunity to purchase "The Henley" a spacious and immaculately presented executive four-bedroom, two bathroom detached family home, set in the heart of the ever-popular village of Quorn. This exclusive property benefits from the addition of \*NO UPWARD SALES CHAIN\* and must be viewed to be fully appreciated!

Located in a prominent position on Station Road, within easy walking distance of the village centre and its host of local amenities, it is flanked by a selection similar executive homes and has been lovingly upgraded and maintained from new by the existing family over the past thirty plus years. It offers fantastic scope for further enhancement / extension (STP) if required.

Versatile accommodation is currently set across two floors, in brief comprising: Entrance hall, study, formal living room, dining room, breakfast kitchen, utility room and guest WC to the ground floor. Whilst to the first floor are four well-proportioned bedrooms and two bathrooms (master ensuite) and family bathroom. Externally the property benefits from a private driveway, detached double garage and low maintenance, landscaped front and rear gardens - The perfect spaces for outdoor entertaining!

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 via William. Property.

ACCOMODATION COMPRISES:

### GROUND FLOOR





**Entrance Hall**  
12'0" x 5'10" (3.67 x 1.8)

**Guest WC**  
7'2" x 3'3" (2.2 x 1.0)

**Study**  
8'10" x 7'2" (2.7 x 2.2)

**Formal Living Room**  
22'2" x 12'5" (6.76 x 3.8)

**Dining Room**  
10'11" x 10'5" (3.35 x 3.2)

**Kitchen**  
12'6" x 10'9" (3.83 x 3.3)

**Utility Room**  
6'2" x 6'2" (1.9 x 1.9)

**FIRST FLOOR**

**First Floor Landing**

**Bedroom 1**  
14'6" x 9'3" (4.42 x 2.84)

**En-Suite**  
8'2" x 6'0" (2.5 x 1.85)

**Bedroom 2**  
12'4" x 12'3" max (3.77 x 3.74 max)

**Bedroom 3**  
11'2" x 10'6" max (3.41 x 3.22 max)

**Bedroom 4**  
12'3" x 7'3" (3.73m x 2.21m)

**Family Bathroom**  
8'2" x 6'0" (2.5 x 1.85)

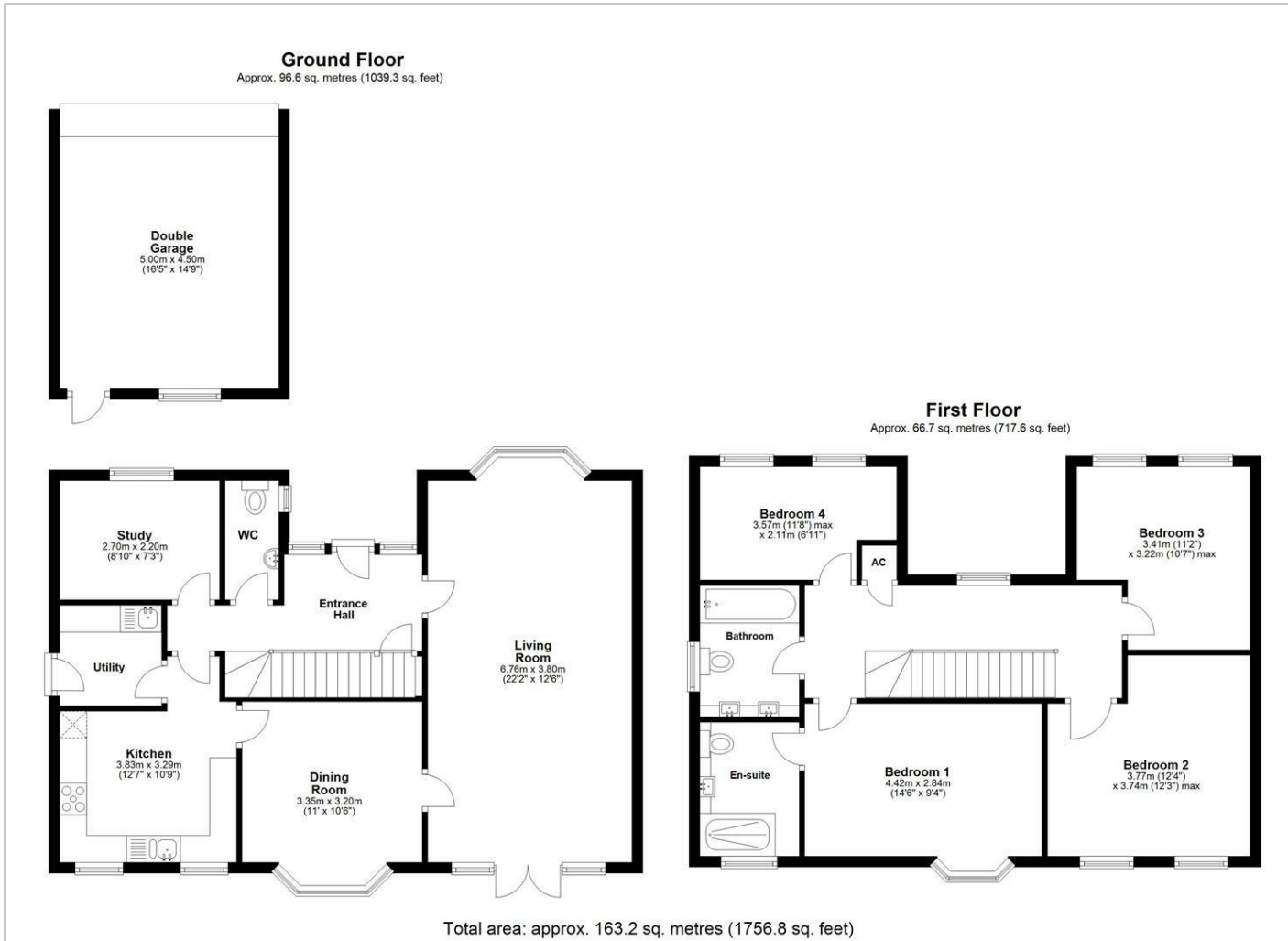
**OUTSIDE**

**Landscaped Front & Rear Gardens**  
**Driveway & Detached Double Garage**

**Disclaimer**



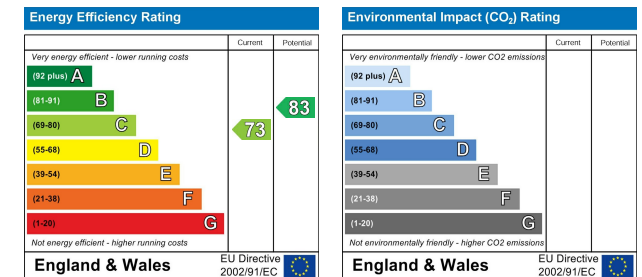
## Floor Plan



## 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.

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