

William.



25 Mansfield Street
Quorn, Loughborough, LE12 8BE

Guide price £380,000



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William. is delighted to offer this exceptional, individually designed, extended two-bedroom semi-detached home to market. Benefiting further from an additional loft room, garden room/workshop and garage, it truly is a property which must be viewed to fully appreciate the size and quality of finish throughout!

Having been fully renovated to an exemplary standard in 2016/17 by the existing owners to include: New plumbing, electrics, heating, windows and interior renovation, the property oozes character and style in every room. In brief, versatile accommodation comprises: Entrance hall, snug, impressive open plan living / kitchen/ dining area, utility room and guest WC to the ground floor.

Whilst to the first floor are two generously proportioned double bedrooms and a stunning bathroom, with a further staircase rising to an additional loft room and storage area on the second floor.

Externally the property benefits from a private driveway and garage. The beautifully landscaped rear garden benefits from a large decked area, lawn and detached garden room – All bordered by a selection of mature plants/trees, it is the ideal space for outdoor entertaining!

The central location provides fantastic transport links to Loughborough, Leicester & Nottingham with regular bus services and the M1, A6 and A46 road networks 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 & 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 Charnwoods open countryside.

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

ACCOMMODATION COMPRISES:

GROUND FLOOR





Entrance Hall

Snug
10'9" x 10'9" (3.3 x 3.3)

Open Plan Kitchen / Living Area
24'7" x 17'0" (7.5 x 5.2)

Utility Room
13'5" x 9'6" (4.1 x 2.9)

Guest WC
4'11" x 2'7" (1.5 x 0.8)



FIRST FLOOR

First Floor Landing

Bedroom 1
12'5" x 11'5" (3.8 x 3.5)

Bedroom 2
11'9" x 10'9" (3.6 x 3.3)

Bathroom
8'10" x 6'2" (2.7 x 1.9)



SECOND FLOOR

Loft Room
12'5" x 6'2" (3.8 x 1.9)

Storage Area
9'10" x 5'10" (3.0 x 1.8)

OUTSIDE

Driveway & Garage

Garden & Garden Room

Disclaimer



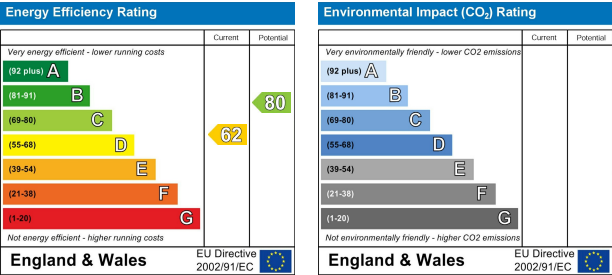
Floor Plan



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