

## Meeting Street, Quorn, LE12 8EX £395,000

A detached house located within a conservation area in walking distance of the popular Quorn village centre.

This great opportunity offers a fantastic plot to the discerning purchaser looking for a property requiring modernisation and upgrading with huge potential subject to the usual consents to extend.

Accommodation comprises; Ent hall lounge, dining room, kitchen rear hall, WC, and on the first floor; 3 good bedrooms and bathroom. Outside a superb plot with front garden and large rear garden.

This property has no parking.

No upward chain

Viewing advised!

# Meeting Street, Quorn, LE12 8EX

## Spacious Entrance Hall



Door to front, tiled floor window to side electric heater and cupboard under stairs.

## Seperate Dining room



Window to rear and radiator.

## Lounge



Window and door to rear garden, feature fireplace, fitted cupboards and radiator.

## Fitted Kitchen



Fitted cupboards and worktops, plumbing for a washing machine and slot in oven. Sink unit, window to front and walk in shelved pantry.

# Meeting Street, Quorn, LE12 8EX

## Rear Lobby



Tiled floor and door to rear.

## Landing



Window to front, electric heater, loft access, built in cupboard.

## WC



With WC and wash hand basin.

## Bedroom One



Window to rear, radiator, built in wardrobes and cupboards.

## First Floor

# Meeting Street, Quorn, LE12 8EX

## Bedroom Two



Window to rear, built in wardrobe and radiator.

## Bedroom Three



Window to front radiator and built in cupboard.

## Family Bathroom



Three piece white suite, low level WC, panelled bath and wash hand basin. towel radiator and window to front.

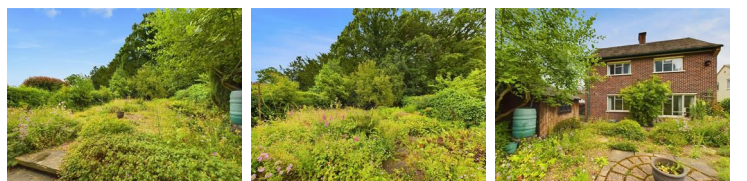
## Outside

### Front Garden



Behind a low stone wall, lawn and flowering borders.

### Southerly Facing Rear Garden



A large rear garden with a good degree of privacy backing onto woods.

### Agent Note

The agents are informed the central heating boiler is not working, however there is a gas central heating system.

### Tenure

Freehold

# Meeting Street, Quorn, LE12 8EX

## Council Tax Band

Charnwood Borough Council

Council Tax Band : D

## Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

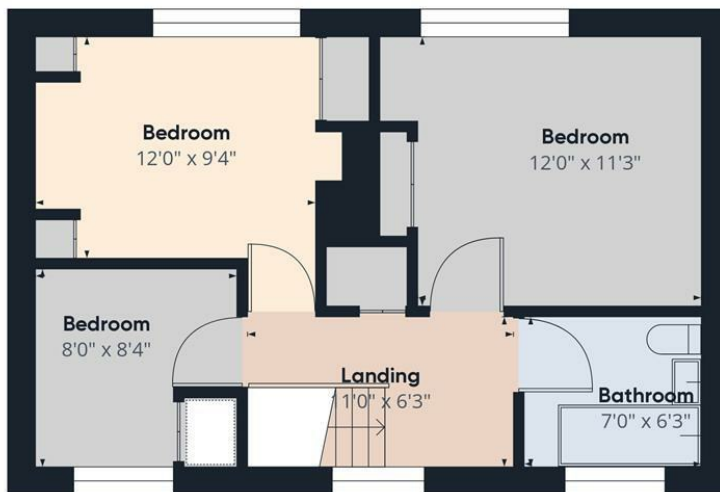
## Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
875.54 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

