

Alexanders

Quorn Close
Loughborough

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Quorn Close

Loughborough

- Spacious home with circa 1,800 square feet
- Versatile accommodation
- Good sized plot close to town
- Sitting room, reception hall
- Large first floor space adaptable
- Two bathrooms and cloakroom
- Fitted kitchen
- Four bedrooms
- Quiet cul-de-sac location

EPC Rating C / Council Tax Band D / Freehold

General Description

Alexanders are delighted to offer to the market this spacious property with adaptable living space of over 1,800 square feet in a quiet location close to the town centre.

Offering versatile and adaptable space on the ground floor is an entrance hall, three bedrooms, reception hall, sitting room, fitted kitchen, utility room, shower room, bathroom, and a rear hallway.

The first floor has another bedroom and a large room more than 40 feet in length with a Juliet balcony overlooking the rear.

Set back from the road with an area of garden to the front and parking, gated access to the side which would offer further hardstanding, the rear garden benefits from a variety of trees and shrubs, outbuildings, and a decked area.





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Location

Quorn Close is located off Leicester Road positioned within easy reach of the Town Centre. The property enjoys a non-estate position with the Great Central Railway running at the rear. Located within walking distance of Loughborough which offers a range of facilities to include supermarkets, independent stores, the university, local park, leisure centre and Loughborough college. There is access to major road links with the A6 leading into the M1 and the A60 towards Nottingham.

Agents Note

A spacious property with adaptable living space of over 1,800 square feet in a quiet location close to the town centre.

Accommodation Summary

Ground Floor: Front and rear hallway, fitted kitchen, three bedrooms, shower room, bathroom, sitting room, reception hall.

First Floor: Bedroom, Large living space.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01664 896332).

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected, and gas fired central heating.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band D.

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

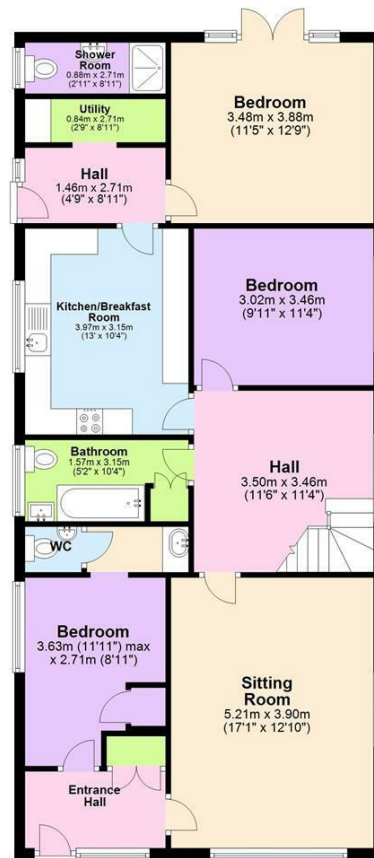
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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





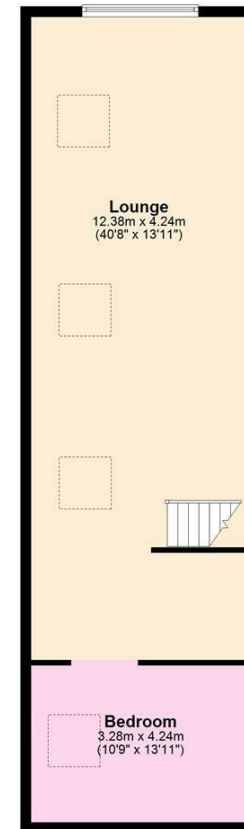
Ground Floor

Approx. 103.7 sq. metres (1116.6 sq. feet)



First Floor

Approx. 66.8 sq. metres (719.5 sq. feet)



Total area: approx. 170.6 sq. metres (1836.0 sq. feet)



Viewing by appointment only

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21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332

Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

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.

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