





# Warwick Avenue | Quorn

Creightons estate agents are excited to bring to the market a unique opportunity to acquire a property with potential, set in the highly desirable village of Quorn. The property is available to the market with NO UPWARD CHAIN.

- Detached family home with enormous potential set on generous plot which includes a secret garden
- Highly desirable location, set off Woodhouse Road
- Within walking distance to both local primary and secondary schools
- Driveway with access to a single detached garage
- Available with NO CHAIN
- Early viewing recommended

## LOCATION

One of Charnwood's most desirable villages. A charming village with a superb selection of local coffee shops, bars, restaurants, local parks and green spaces. 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. Quorn is home to the Great Central Railway, a preserved heritage railway that runs through Leicestershire. The Quorn and Woodhouse station serves as a central hub for the railway, attracting railway enthusiasts and visitors from near and far.











## GROUND FLOOR

The property is entered into via a spacious entrance hallway with downstairs w.c. The open plan dining area which also serves as access through to both the living room and kitchen and the first floor. The living room is generous in size, with doors that separate off from the dining space, with a conservatory to the rear. The kitchen is located to the rear of the home and is fitted with a range of units with built in oven and hob, with space for a dishwasher. There is a service door that offers access to the side of the house and rear garden.

## FIRST FLOOR

The first floor is accessed via the staircase from the dining area. The principal bedroom sits to the front of the home with access to a large storage room. There are two further bedrooms and family bathroom which is in need of updating.

## OUTSIDE

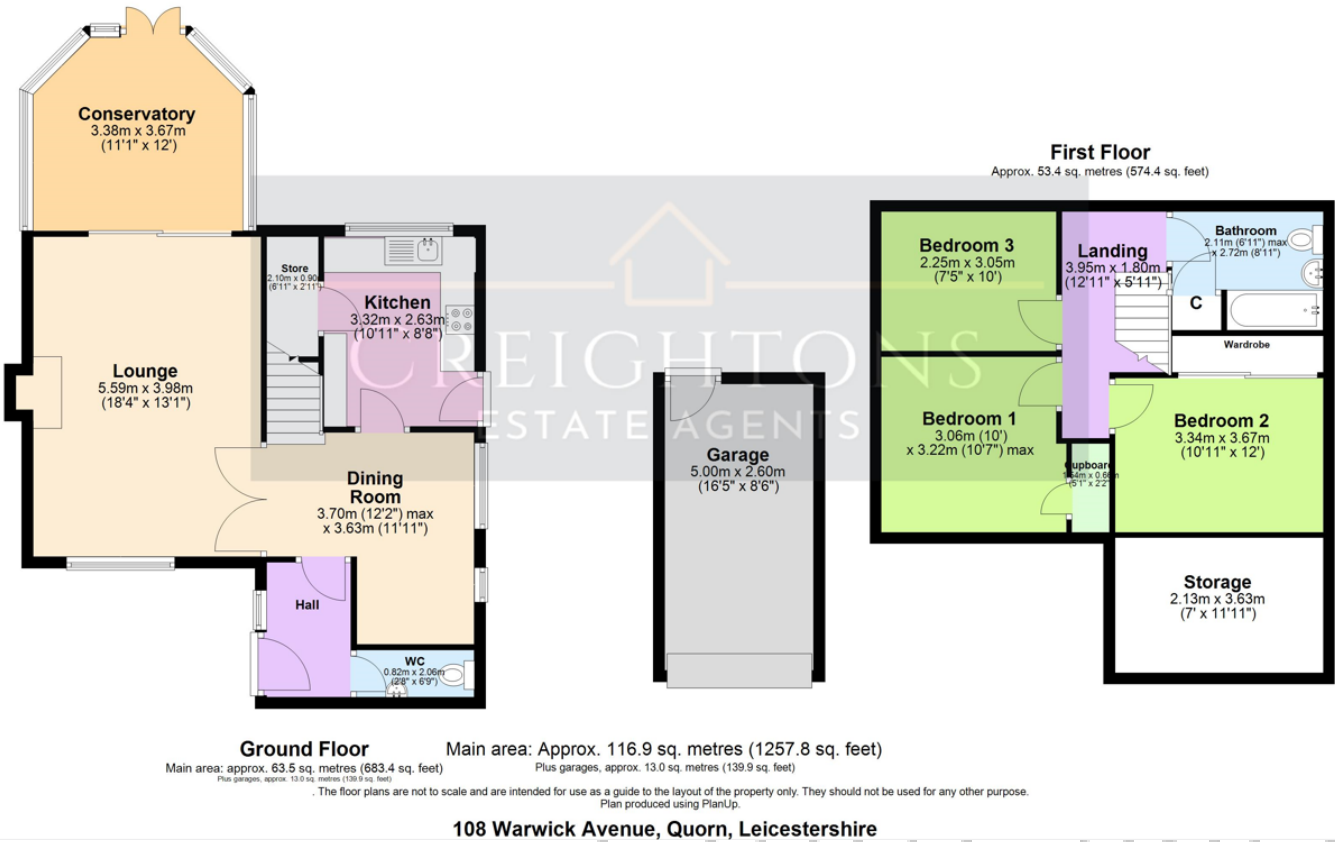
The house is set back from the road, with off road parking that leads to a detached single garage. The rear garden is a real feature of this home offering both a traditional garden space but with a hidden secret garden on a lower tier. Incredible potential to create something truly magical in this space.







# Warwick Avenue | Quorn | Leicestershire



## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

### DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.









