

# Holderr

A Modern Estate Agent



32 Wood Lane

Quorn, Loughborough, LE12 8DB

£265,000





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Enter into a pleasant lounge which has a window to front elevation and door to the dining room which has a generous under stairs storage cupboard and overlooks the rear garden. The kitchen is fitted with an array of base and eye level units, inset sink and drainer, integrated oven and hob and space and plumbing for a washing machine. An inner lobby area provides access onto the rear garden and a ground floor bathroom.

Upstairs are three well sized bedrooms.

To the outside the property has a generous rear garden and has a patio area and lawn space. To the rear is a further space which would house ideal space to add a garage and off-road parking.

The property occupies this edge of village country lane location just a short distance from the fashionable range of shops, bars and restaurants within Quorn as well as country and riverside walks.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

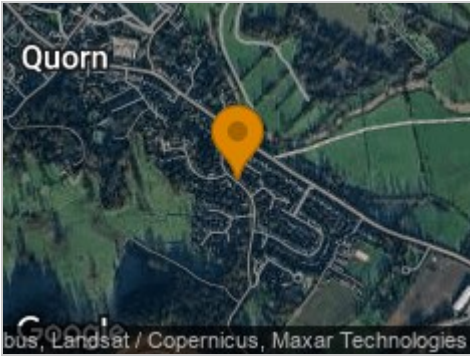
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

**Bathroom**

**Kitchen**  
1.96 x 3.84m  
6'5" x 12'7"

**Reception Room**  
3.64 x 4.40m  
11'11" x 14'5"

**Lounge**  
3.38 x 3.64m  
11'1" x 11'11"

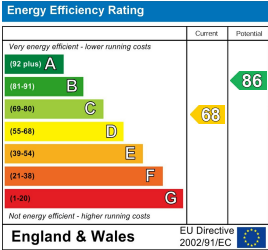
**Wood Lane, Quorn**  
Internal Square Footage: 818 sq.ft

**Hold**  
A Modern Estate Agent

Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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