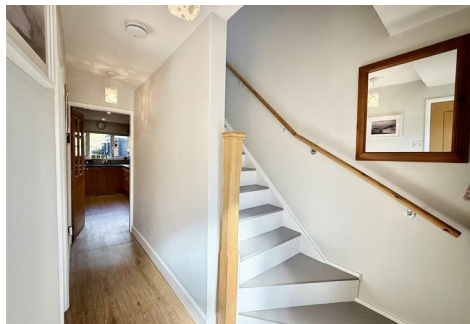


Holden's

A Modern Estate Agent



5 Rumsey Close, Loughborough, LE12 8EZ

£415,000

An exciting opportunity to acquire this detached family home occupying a desirable village cul-de-sac around the corner from St Bartholemew's primary school and a short distance to the village centre with a fashionable range of bars, restaurants and amenities.

The accommodation has been extended and improved throughout and would make an ideal family home!
An internal visit is advised to appreciate the level of accommodation on offer.

An exciting opportunity awaits to acquire this charming detached family home, situated in a highly sought-after village cul-de-sac. Conveniently located just moments from St. Bartholomew's Primary School, it offers an ideal location for families. The property is also within easy reach of the vibrant village centre, which boasts a fashionable selection of bars, restaurants, boutique shops, and various amenities, making it perfect for those who enjoy a lively yet relaxed lifestyle.

The accommodation presents an array of open plan living space being extended to the rear - making this an ideal family home. Currently, the home features UPVC double glazing, along with a re fitted gas central heating system to ensure comfort throughout the year. The delightful gardens to the front and rear offer space for outdoor entertaining.

Inside, the property briefly comprises an inviting entrance hall that leads to a convenient ground floor W.C., a spacious Lounge perfect for family gatherings and entertaining guests, and a well-sized extended living kitchen that offers space and flexibility to suit the buyers needs, bi-folding doors open onto the rear garden. Ascending to the first floor, you'll find a landing that provides access to three comfortable bedrooms—each with ample space and natural light—and a modern bathroom, ideal for busy mornings.

Externally, the property benefits from well-maintained gardens, creating a peaceful outdoor retreat. The front driveway offers off road parking for multiple vehicles with gates leading to a detached single garage, offering additional storage or potential for conversion (subject to relevant planning permissions).

Disclaimer

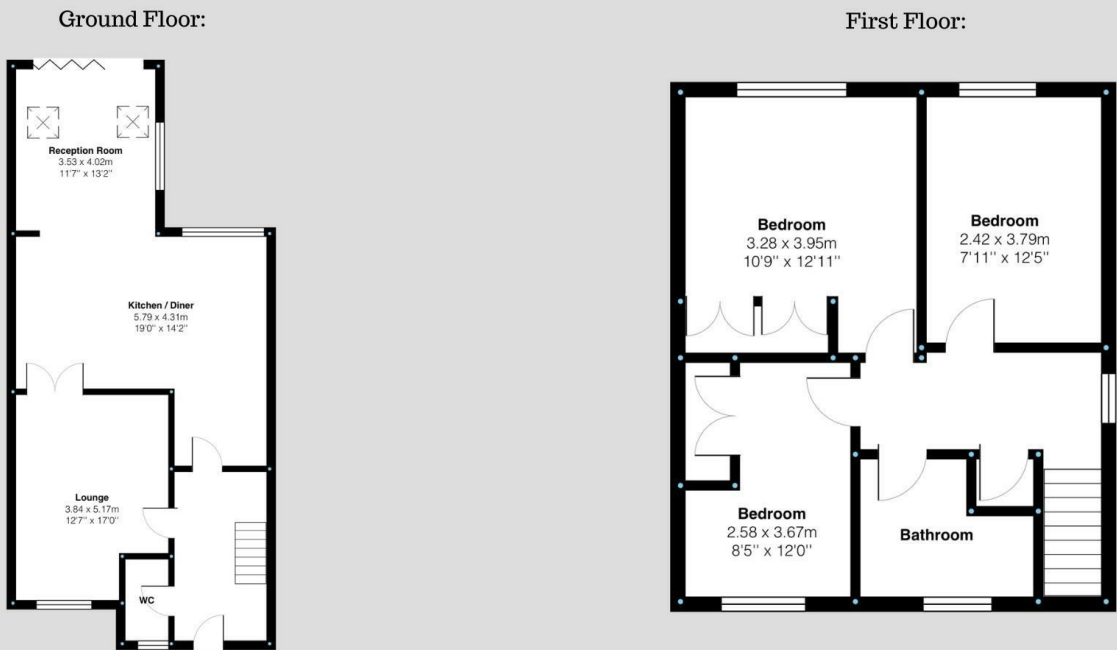
1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered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

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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



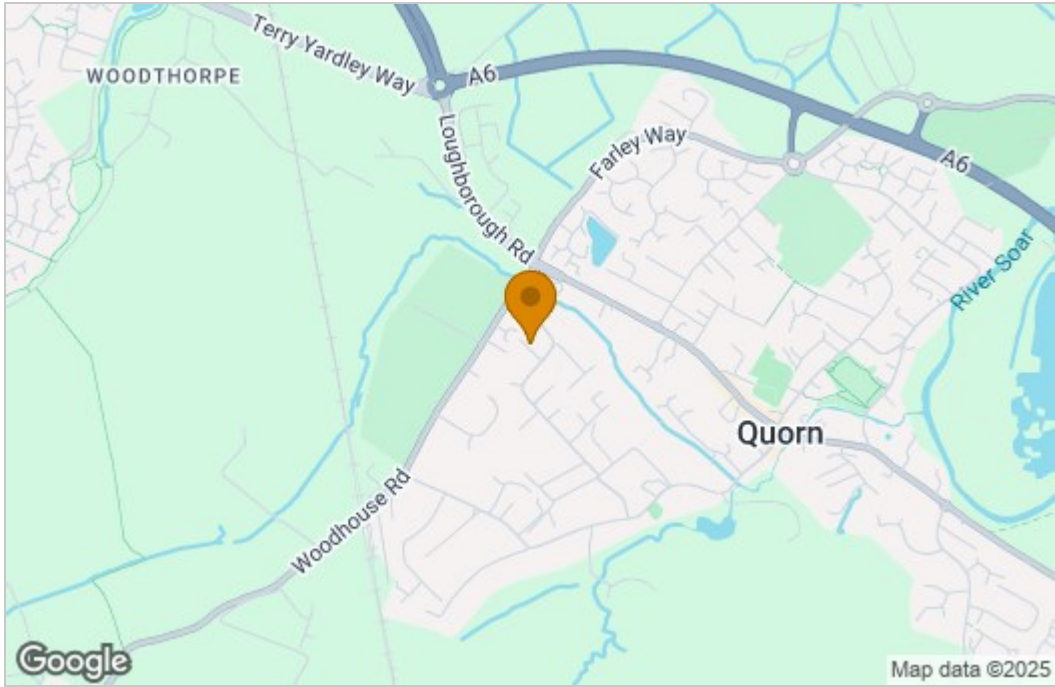
Rumsey Close, Quorn
Internal Square Footage: 1173 sq.ft

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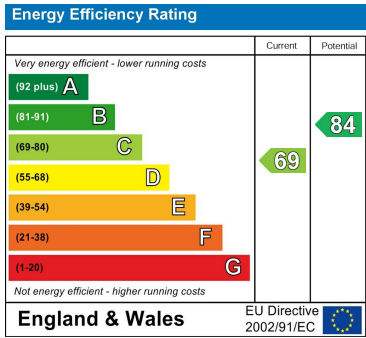
Rumsey Close, Quorn
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Area Map



Energy Efficiency Graph



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