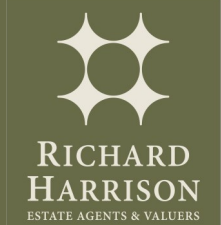




Loughborough Road | | Quorn | LE12 8DX  
Offers in the region of £575,000



Loughborough Road |

Quorn | LE12 8DX

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A truly rare opportunity, set in a prime location backing onto Tom Long's Meadow and offering immense scope for improvement/alteration. This large detached property was individually designed and constructed for the current owner. The property currently has four bedrooms, two receptions rooms, kitchen and garden room, with various utility and hobby rooms and a large garage. The spectacular garden offers a peaceful sylvan setting with an ornamental pond and private aspect to the rear.

Large Detached Home

Backing onto Tom Long's Meadow

Truly Rare Opportunity

Four Bedrooms

Utility and Hobbies Room

Stunning Sylvan Setting

Immense Scope for Alteration/Improvement

Large Garden Plot

Two Reception Rooms

Garage and Driveway

#### Entrance Porch

A glazed porch with full length glazed windows to the hallway.

#### Entrance Hallway

Offering an impressive amount of space with galleried landing and open tread staircase rising to the first floor.

#### W/c

Offering a two piece suite comprising low level flush w/c and wash hand basin.

#### Lounge

A lovely room with large window to the front, feature open fireplace and open plan into the dining room.



*"Set in a  
stunning  
position"*



### **Dining Room**

A spacious room with window to the rear and a door to the hallway.

### **Garden Room**

Offering a lovely view over the garden.

### **Kitchen**

A spacious kitchen with windows to the rear and a range of units with laminate tops and stainless steel sink unit and drainer. There is space for appliances and a fabulous Terrazzo original tiled floor. An original reeded glass door gives way to -

### **Utility Room**

With storage units, tiled floor and door to the rear, garage and hobbies room.

### **Hobbies Room**

A flexible room used previously as a hobbies room, with potential as a garage or study.

### **Garage**

A larger than average garage with power and light points.

### **First Floor Landing**

A spacious galleried landing with access to -

### **Bedroom 1**

A large bedroom enjoying a vast amount of natural daylight with window to the front and window/door to the rear overlooking the rear garden and beyond.

### **Bedroom 2**

A large bedroom with window to the rear elevation.

### **Bedroom 3**

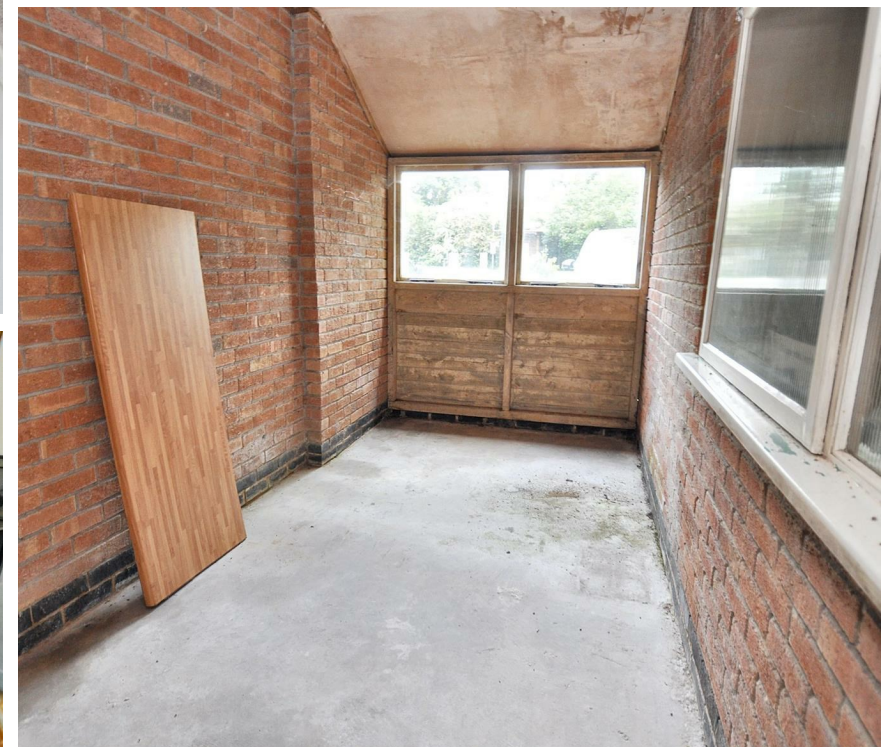
Featuring a good amount of space and fitted wardrobes, with window to the rear.

### **Bedroom 4**

A good sized bedroom with window to the front.

### **Bathroom**

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath.



### Outside

Offering an impressive frontage with lawn, planted borders and mature trees with TPO's, there is a large driveway and a wonderful rear garden. The garden is laid to lawn and has an ornamental pond, mature Willow tree and backs onto Tom Long's Meadow nature reserve.

### The Area

The Village of Quorn is hugely popular, with a vast array of amenities including shops, pubs, restaurants, healthcare and picturesque walks nearby along the River Soar. The village is 10 minutes away from Loughborough with its direct train link to London St Pancras in approx 1hr 40mins. The nearby A6, A46 and M1 make this area an ideal choice for commuters.

### Extra Information

To check the Internet and Mobile coverage you can use the following link:

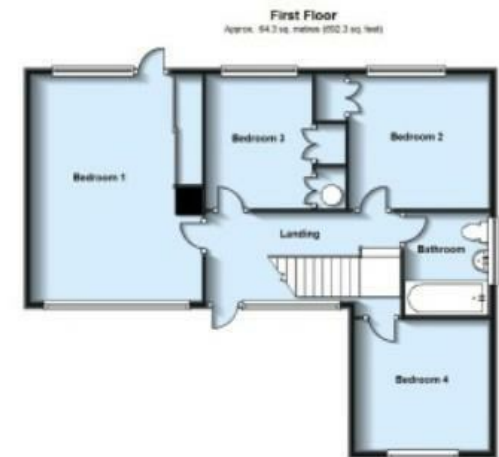
[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



*"A truly rare opportunity"*





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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