



Smiths  
your property experts



# Netherhall Drive

## Quorn

- Modern and spacious detached family house
- Within walking distance of the vibrant centre of village life
- Well-maintained living space presented in immaculate order
- Modern kitchen/diner and two reception rooms
- Four good-sized bedrooms and two bathrooms
- Driveway providing off-road parking and access to a garage
- Rear gardens with a south-west facing aspect
- Situated on a no-through road in this sought-after development

## General Description

Smiths Property Experts offer to the market this superb modern detached family house, built by David Wilson Homes in 2013. The property is situated in a popular development, within walking distance of the vibrant centre of Quorn with its sought-after array of amenities. Designed with modern living in mind, the layout is ideal for family living.

There are four well-proportioned bedrooms, excellent for a growing family, two bathrooms, two reception rooms, and a modern fitted kitchen/diner. A driveway provides off-road parking and access to a garage, whilst the rear garden enjoys a south-west facing aspect, enjoying the afternoon sun.







## The Property

The property is offered for sale in immaculate order, having been extremely well maintained by the present owners. Benefits include gas central heating and UPVC double glazing.

The property is entered via a front door into the entrance hall, which features ceramic tiled flooring that continues through to the kitchen/diner. The kitchen features a modern range of high-gloss units with integrated appliances, including a gas hob with an extractor, a fridge, a freezer, a washing machine, and a dishwasher. There is ample space for a dining table and chairs, with French doors that open to the rear. There are two reception rooms, including a dining room/family room or study, and a sitting room with a dual-aspect bay window to the front and French doors to the rear.

On the first floor, there are four well-proportioned bedrooms, each having built-in wardrobes. The main bedroom benefits from an en-suite shower room, and there is a main family bathroom.



## The Outside

The property benefits from a private aspect to the front. The front garden is lawned with a pathway to the front door and hedging to the boundaries.

A tarmac driveway provides off-road parking and access to a brick garage with power, light, and a personal door. The rear garden enjoys a south-west facing aspect, with a patio for alfresco dining, a lawn, and is fenced and enclosed by boundaries.





## The Location

The property is located on a no-through road within an established residential area, only a 5-10 minute walk to the lively hub of Quorn village life. Nearby, the 'Barrow Slabs' offer a footpath to the village of Barrow upon Soar. This space is ideal for families, featuring a swing park and well-maintained green areas perfect for dog walking and recreational activities.

Quorn is a sought-after village in Charnwood with a vibrant community and numerous amenities. The property is within walking distance to popular pubs, restaurants, coffee shops, and eateries, alongside independent shops and excellent local schools. The stunning Charnwood Forest, including Bradgate Park, is on your doorstep, and there are excellent transport links to Loughborough and Leicester.

## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

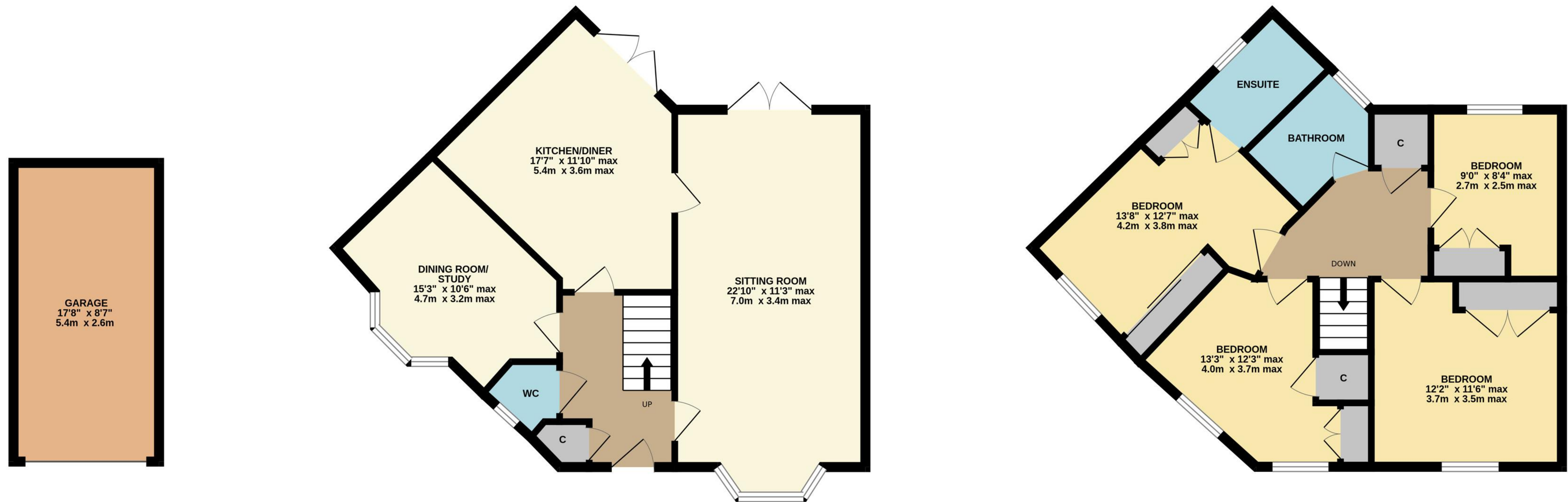
Local Authority: Charnwood Borough Council.



## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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