



Smiths
your property experts

Raynesford Close

Quorn

- No upward chain
- Modern semi-detached village home
- Located in a cul-de-sac with little passing traffic
- Three good-sized bedrooms and two bathrooms
- Kitchen/diner and a separate sitting room
- Spacious entrance hall and a light-filled landing
- Gated and covered driveway
- South-facing lawned rear gardens

General Description

Smiths Property Experts offer to the market with no upward chain this modern and generous three-bedroom home within walking distance of the centre of Quorn.

The property is offered to the market in good condition and was constructed by David Wilson Homes to a popular design boasting three bedrooms that can all accept a double-sized bed, and open open-plan kitchen/diner with direct garden access to the rear.





The Property

Internally, the property offers a generous 1,000 square feet of modern accommodation over two floors. With uPVC double glazing and gas central heating throughout, the accommodation comprises a spacious entrance hall with cloak cupboard and WC, bay-fronted sitting room, and front-to-back kitchen/diner.

Upstairs from a light-filled central landing with an airing cupboard are three bedrooms, all capable of taking a double bed and the family bathroom. The two largest bedrooms have fitted wardrobes, and the main bedroom has a separate en-suite shower room.

The Outside

Positioned in a cul-de-sac with little passing traffic, behind mature front gardens laid to evergreen shrubbery, the property has a gated and covered driveway with private off-road parking to the left-hand side. To the rear are South-facing gardens laid to lawns.





The Location

The property is within walking distance of the centre of this highly regarded village. The settlement of Quorn is a desirable Charnwood village with amenities, including sought-after public houses, restaurants, independent shops, and excellent local schooling. The beautiful Charnwood Forest, including Bradgate Park, is on your doorstep, and there are excellent transport links to nearby Loughborough and Leicester. The Loughborough Endowed Schools are also just two miles from the village.

Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

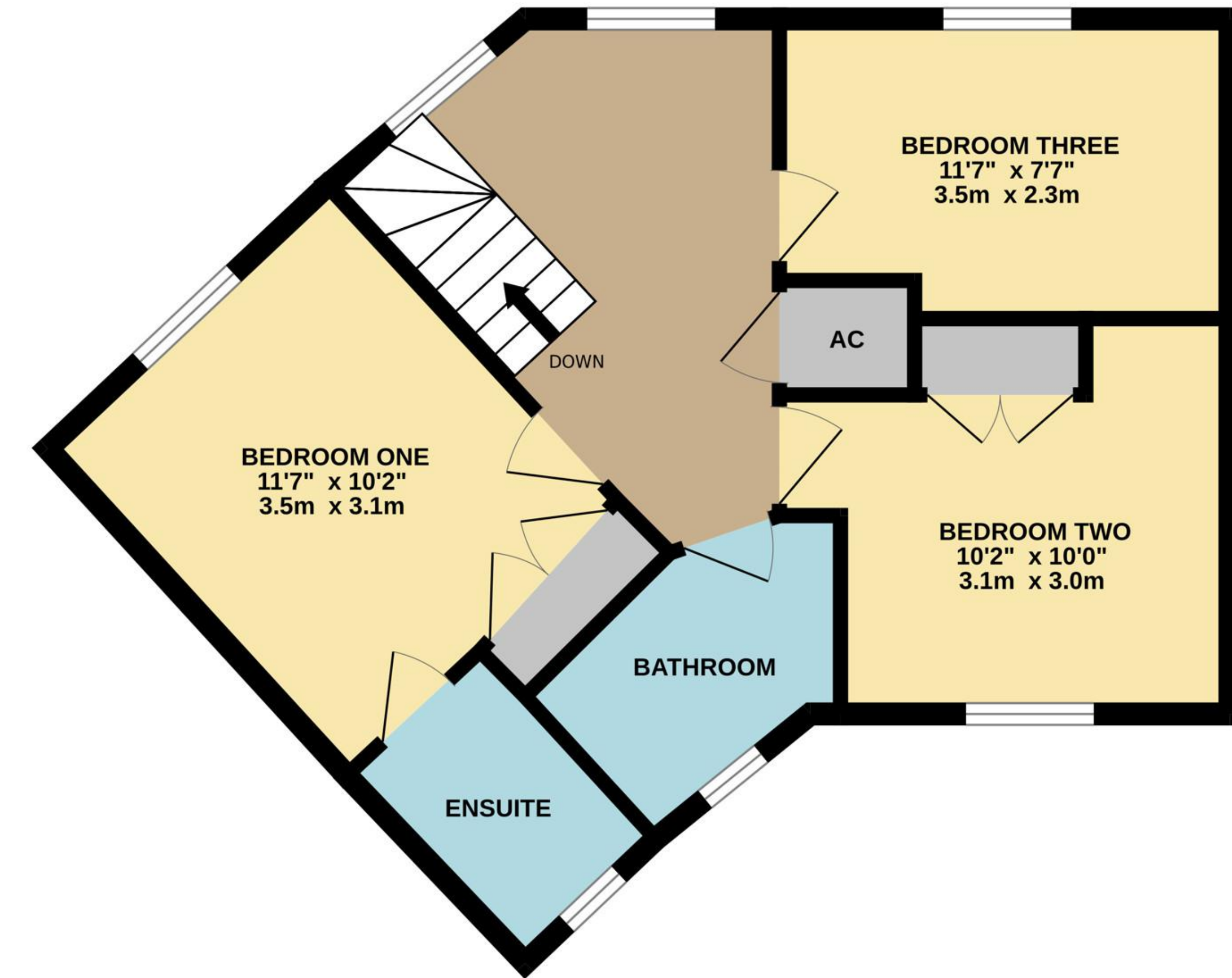
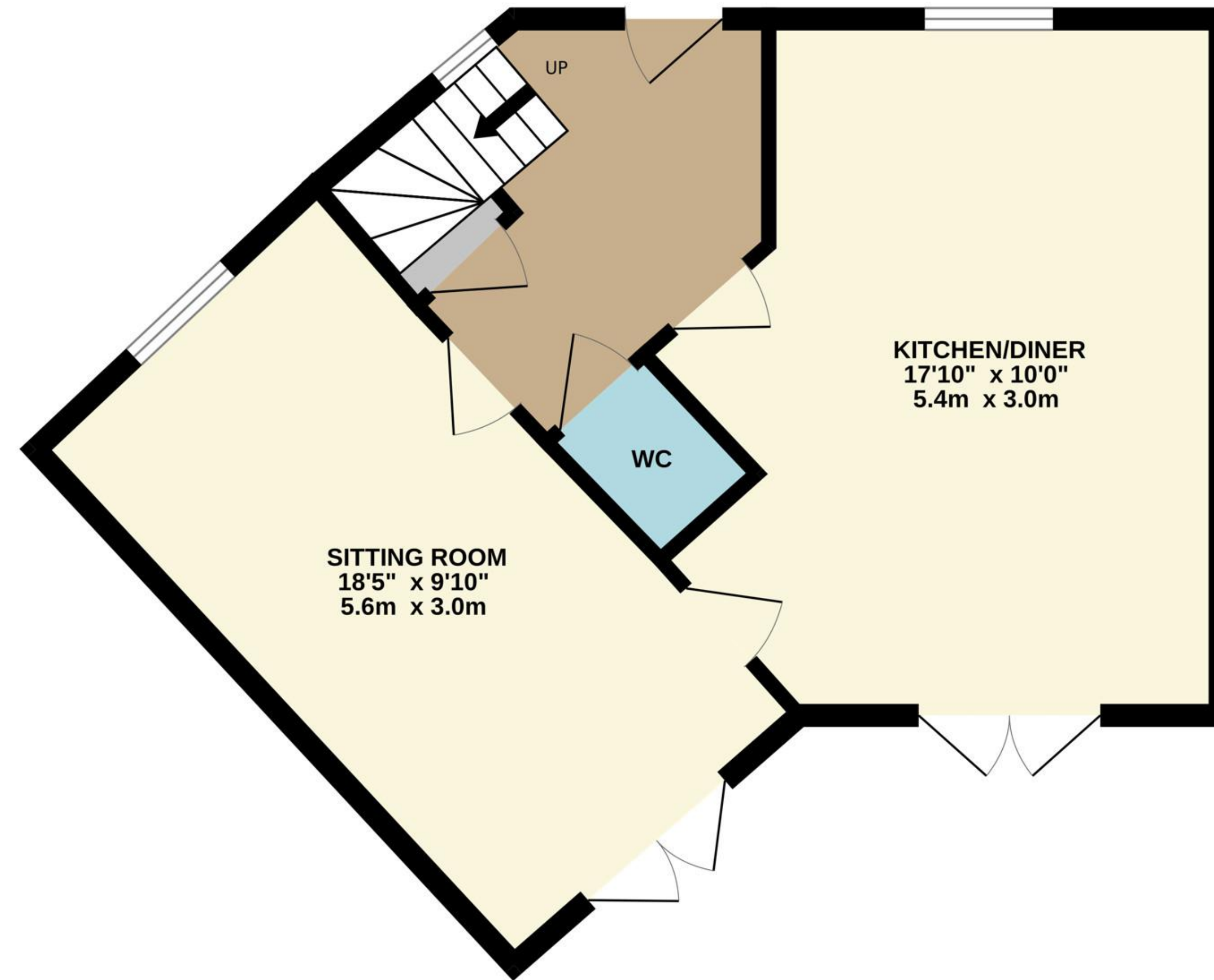
Maintenance charge circa £223 per annum.

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 : 995 sq.ft. (92.4 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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