



Farnham House, Quorn

Creightons Estate Agents are delighted to present this beautifully maintained one-bedroom first-floor apartment, situated within a sought-after McCarthy & Stone development in the heart of Charnwood Forest in Quorn. Designed exclusively for the over 55s, this gated complex offers peace of mind with a 24/7 emergency call system and the support of an on-site house manager. Built approximately four years ago, the property combines modern comfort with a welcoming community atmosphere, ideal for those seeking independent living with added reassurance. If a safe, secure, and low maintenance retirement home is what you are looking for, contact us now for immediate viewing opportunities.

- Exclusive gated development with camera entry system
- Independent living
- Immaculately presented first floor, one bedroomed apartment
- Communal lounge with free wi-fi and regular events
- Walking distance to amenities
- Communal, landscaped gardens and patio area
- Allocated parking and Guest parking
- Guest suite available when friends and family visit
- No Onward Chain

LOCATION

Nestled in the heart of Leicestershire, Quorn offers the perfect blend of village charm and modern convenience. With its picturesque streets, thriving local shops, and welcoming community, it's a place where residents enjoy a relaxed pace of life without sacrificing connectivity, Loughborough and Leicester are just a short drive away. Surrounded by scenic countryside and close to the River Soar, Quorn is ideal for those who value nature, heritage, and a strong sense of belonging.







FIRST FLOOR

Step into this well-presented apartment via a welcoming hallway, tastefully decorated in neutral tones and offering access to all main areas of the home. To the left, a compact utility/storage space provides a practical spot for household essentials and appliances. To the right, the bathroom has been stylishly fitted, featuring a sleek vanity unit with integrated storage, a low-level WC, a bath with overhead shower, and a heated towel rail for added comfort. At the rear of the property, the spacious living area enjoys natural light from a rear-facing window and continues the neutral décor, creating a calm and versatile space. From here, you'll find the kitchen, fitted with a range of modern base and wall units, tiled splashbacks, and integrated appliances including oven, hob, and extractor fan. Under-cupboard lighting adds a subtle touch of style. The double bedroom, also located at the rear, offers generous proportions and a bright, airy feel thanks to another rear-facing window. Like the rest of the apartment, it's neutrally decorated and ready to personalise.



COMMUNAL AREAS

Residents benefit from exclusive access to the elegant communal homeowner's lounge, a thoughtfully designed space perfect for relaxation and socialising, complete with tea and coffee-making facilities, complimentary Wi-Fi and entertainment system.

OUTSIDE

With peaceful communal courtyard gardens, this residence offers a serene outdoor setting ideal for relaxation and social connection. The thoughtful design promotes a balanced lifestyle of privacy and community, with visitor parking spaces adding welcome convenience for hosting friends and family.



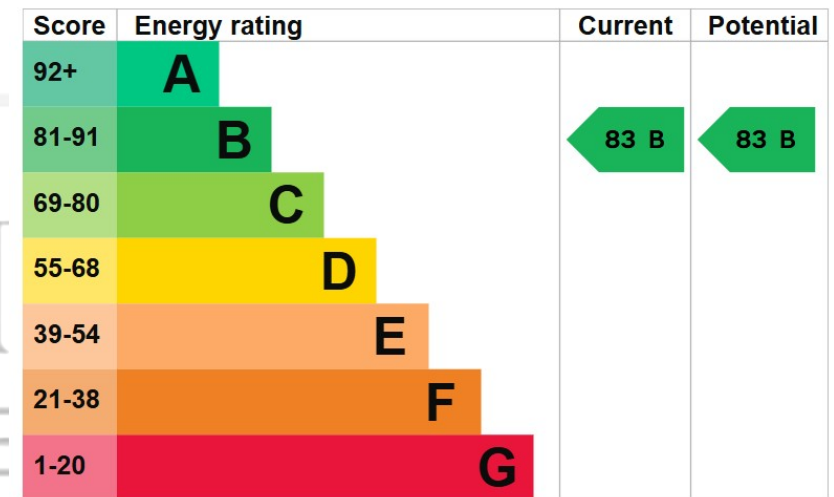
Farnham House, Mill Gardens, Quorn

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.





