



Freehold Street, Quorn



**£235,000**

- MID TOWN HOUSE
- TWO DOUBLE BEDROOMS
- RE-FITTED SHOWER ROOM
- FEATURE KITCHEN
- SOUTH FACING GARDEN
- GARAGE & DRIVEWAY
- FREEHOLD
- EPC rating COMING SOON



This well presented modern mid town house provides excellent accommodation for the first time buyer, investor or indeed growing family with two double bedrooms, the main of which spans the full width of the property.

Freehold Street is within easy walking distance of village centre amenities. Unlike the terraced properties withing this location, this residence has not only a garage but also a parking space in front of it.

Initially on entry, the porch has attractive timber patterned laminate flooring with bevelled edge, front elevation double glazed window with radiator beneath and a modern electric circuit breaker. The composite door has a diamond shaped panel allowing natural lighting.

The lounge diner is well proportioned with a focal point to the room which is a remotely operated electric fireplace which has a composite surround, a front aspect double glazed window. Space beneath the stairs for a dining table.

The kitchen is well equipped with a comprehensive range of units at both base and eye level and integrated appliances include a four ring Bosch gas hob with electric oven beneath and extractor hood above. Space for fridge and freezer and plumbing for a washing machine. The combination boiler is housed here and is approximately three years old and has approx two years left on the warranty.





The rear lobby has a double glazed door and stairs to the first floor, the landing has a useful storage cupboard above the stairs.

The main 'L' shaped bedroom is to the front and reference should be made to the floorplan to fully appreciate it's size, two front elevation windows. Bedroom two is well proportioned overlooking the feature garden. The refitted shower room has a mains shower within a quadrant cubicle, low level WC and a wash hand basin with double drawer unit beneath, full tiling to walls and a cupboard over the stairs equipped with shelving.

Outside at the front, the property is set back from the pavement and has a mature well kept fore garden, a paved path leads to the front entrance porch. At the rear, there is a full width paved patio, an oblong section of lawn with mature borders and a paved path leads to the rear gate and from here access round to the garage. It is possible potentially to put a door at the back of the garage, as some neighbouring properties have done this. The south facing garden is a bit of a sun trap and from a practical stand point has an outside cold water tap and double electrical socket.

The property is fully double glazed and gas centrally heated.

To find the property, from loughborough town centre proceed south along the A6 heading into the village of Quorn. At the traffic lights turn left in to Farley Way, at the next roundabout continue straight on along Meynall Road. negotiate the elbow bend on to Soar Road taking the first turning on the right which is Freehold Street. The property is situated on the left hand side.





PORCH 0.78m x 1.41m (2'7" x 4'7")

LOUNGE DINER 3.84m x 4.87m (12'7" x 16'0")

KITCHEN 2.40m x 2.95m (7'11" x 9'8")

REAR LOBBY 0.71m x 1.57m (2'4" x 5'2")

BEDROOM ONE 3.22m x 3.86m (10'7" x 12'8")

BEDROOM TWO 2.01m x 4.07m (6'7" x 13'5")

SHOWER ROOM 1.61m x 2.35m (5'4" x 7'8")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

## DISCLAIMER

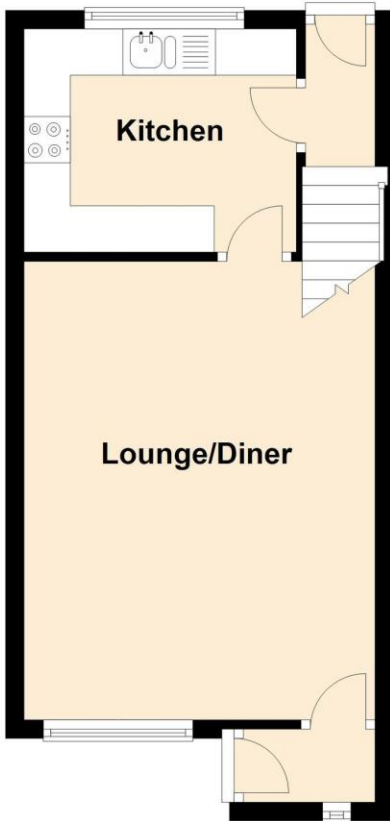
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## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

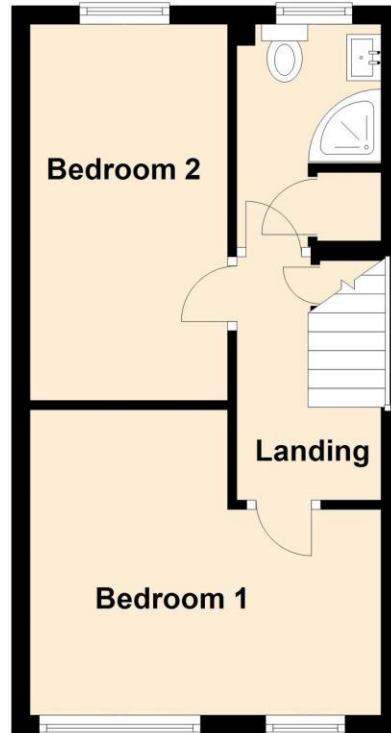
### Ground Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



### First Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 57.9 sq. metres (623.5 sq. feet)







Newton Fallowell Loughborough

01509 611119

[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk)