



Sinclair

3 Meeting Street, Quorn, Loughborough, LE12 8EU

£180,000

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Village Centre Cottage
- Period Style Features
- Modern Shower Room
- Council Tax Band\*: B
- No Upward Chain
- Gas Central Heating
- Favoured Village Of Quorn
- Price: £180,000

## Overview

A quaint cottage nestled in the centre of this sought after and vibrant village. The property has had a rental history but would also make an ideal first time purchase as a entrance to get on the Quorn property ladder. The accommodation comprises sitting room, fitted kitchen and on the first floor there is a double bedroom and shower room; to the top floor there is further room. Outside there is a courtyard (with easement). Immediate access to the villages' pubs, restaurants and amenities. Offered with no upward chain.

## Location\*\*

Quorn was built around the old A6 road which runs through the centre of the village. The village has a train station 'Quorn & Woodhouse' which is now a site of historical and cultural interest on the reserved Great Central Steam Railway. The River Soar forms much of the eastern boundary and captures parts of the Grand Union Canal. The postcard village is extremely popular with a host of restaurants and pubs to suit all tastes. St Bartholomew's is the village Primary School and Rawlins Community College (Year 7 through to 6th form also provides adult education and leisure classes). Clubs; Football, bowls, tennis, scout, brownies and more. Nearest Airport: East Midlands (11.1 miles). Nearest Train Station: Loughborough (3.2 miles). Nearest Town/City: Loughborough/Leicester.



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

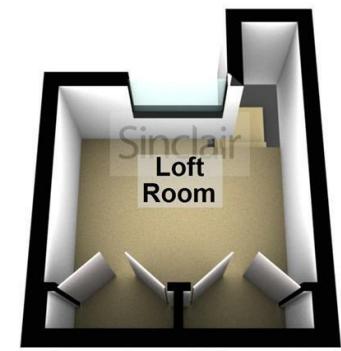
### Ground Floor



### First Floor



### Second Floor



## Detailed Accommodation

### GROUND FLOOR

#### Living Room

11'4 x 12 (3.45m x 3.66m)

Entered through a timber front door into the living room. Having sash windows to front and a cupboard housing meters.

#### Kitchen

8'3 x 10'1 (2.51m x 3.07m)

A range of wall and base units, stainless steel one and a half sink drainer unit, four ring gas hob, electric oven, extractor fan above, space and plumbing for appliances. There is also a timber framed window over looking the garden, tiled floored, tiled splashback, timber door accessing the garden and stairs accessing the first floor.

### FIRST FLOOR LANDING

Gives way to a double bedroom, shower room and stairs rising to the second floor.

#### Bedroom One

11'11 x 11'4 (3.63m x 3.45m)

Having sash windows to front, rad and pendant light .

#### Shower Room

This three piece white suite comprises, thermostatic shower enclosure with tiled splashback, vanity wash hand basin with cupboards under, low level flush wc, chrome heated towel rail, tiled floor and timber framed window.

### SECOND FLOOR

#### Loft Room

9'2 x 9'8 (2.79m x 2.95m)

Having timber windows overlooking the garden, eaves storage and pendant light.

### OUTSIDE

Outside to the rear is a courtyard garden area (with easement) and a useful brick built outside store.



3 Meeting Street, Quorn, Loughborough, LE12 8EU

Sinclair



3 Meeting Street, Quorn, Loughborough, LE12 8EU

Sinclair



3 Meeting Street, Quorn, Loughborough, LE12 8EU

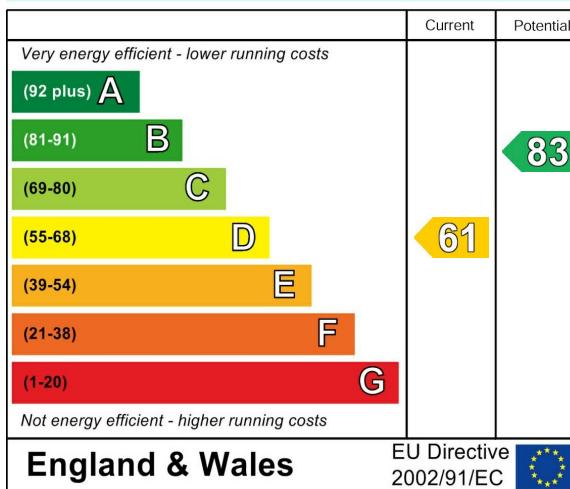
Sinclair



3 Meeting Street, Quorn, Loughborough, LE12 8EU

Sinclair

## Energy Efficiency Rating



### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

**Digital Markets Competition & Consumers Act 2024 (DMCC ACT)** - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homeseach, Gov.uk and information provided and verified by our vendors.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Referral Fee Disclosure

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

# Sinclair

**Thinking of Selling?**  
**For a free valuation of your property with no obligation**  
**call Sinclair on 01509 812777**



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

**Sinclair**

15 High Street, Sileby, Leicestershire, LE12 7RX  
Tel: 01509 812777  
Email: [sileby@sinclairestateagents.co.uk](mailto:sileby@sinclairestateagents.co.uk)