

# Quorn Close

Loughborough, LE11 2AW

John   
German





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£375,000



An incredibly spacious home of 1750 sq ft situated in a quiet cul-de-sac, backing onto Charnwood Water and The Great Central Railway.

This property would make an ideal purchase for professional couples or extended families due to the versatile nature of the living accommodation.

The property is located within close proximity to a wide range of local amenities including (but not limited to) schools, supermarkets, shops, boutiques, pubs and restaurants. There are also plenty of green spaces for walking and cycling in the nearby parks and public spaces.

Public transport well catered for by regular bus and train service while commuter access to the M1 and A6 is excellent.

Accommodation comprises four double bedrooms, family bathroom, shower room, ground floor W.C., lounge, dining room and kitchen.

Externally, the property offers a well sized and very private rear garden. To the front, there is parking available for three to four vehicles comfortably.

The property is currently being used, in part, for home office purposes however remains a residential dwelling.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

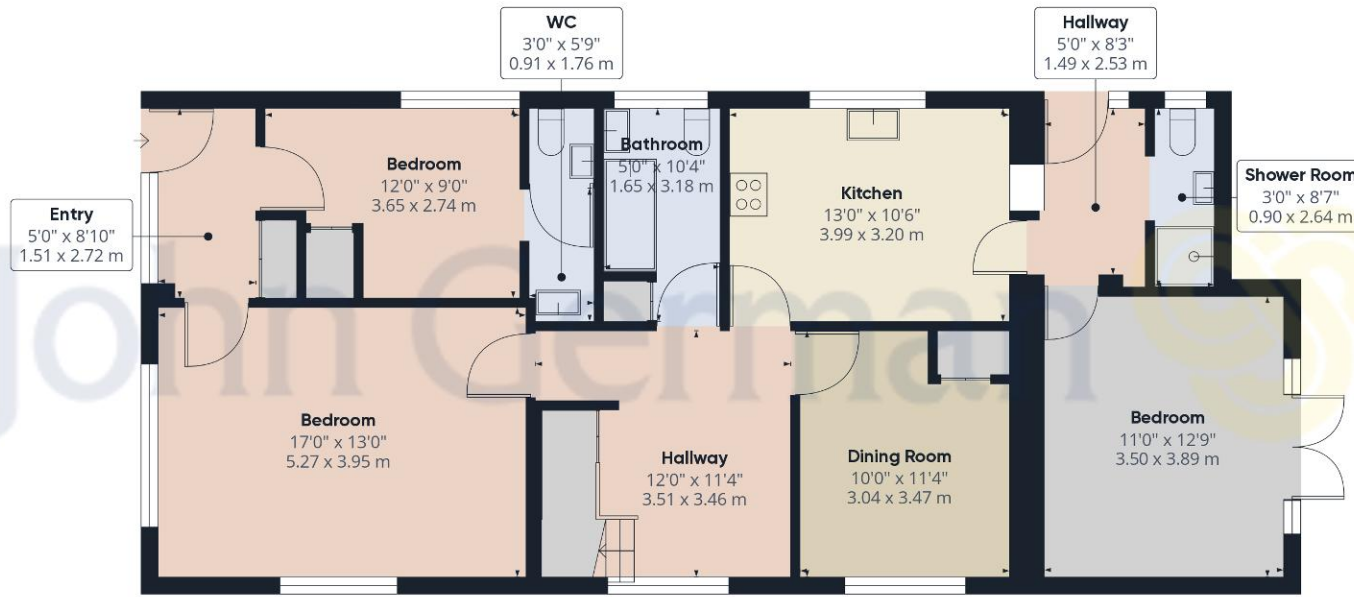
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/05082024

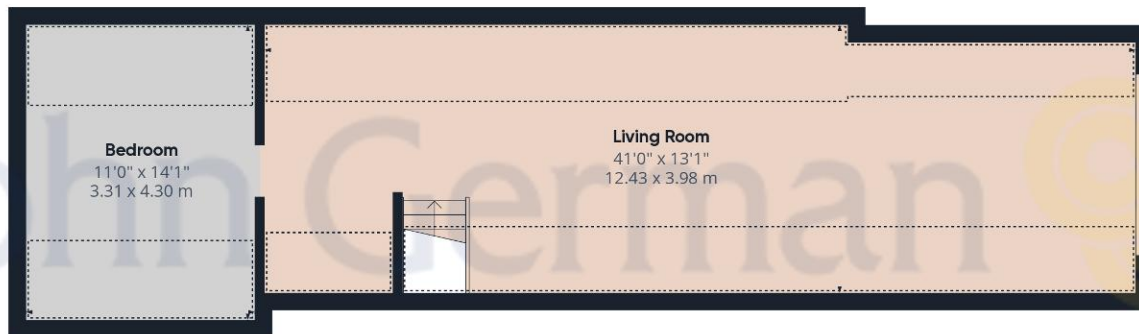
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Ground Floor



Floor 1


**Approximate total area<sup>(1)</sup>**

1750 ft<sup>2</sup>  
162.58 m<sup>2</sup>

**Reduced headroom**

322.7 ft<sup>2</sup>  
29.98 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

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

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent



