

Holdings

A Modern Estate Agent



61 Loughborough Road, Loughborough, LE12 8DU

£635,000

An impressive and substantially extended Victorian residence offering spacious and versatile family accommodation, combining a wealth of original period features with a superb open-plan living kitchen and flexible reception space. Situated in the heart of Quorn and offered with no upward chain, the property also benefits from off-road parking, a private rear garden and excellent access to local amenities and schooling.

Summary

Offered to the market with no upward chain, this impressive Victorian residence has been thoughtfully extended to provide spacious and versatile family accommodation within the heart of Quorn.

Set back from the road behind a fore garden with off-road parking, the property retains a wealth of period character including Minton tiled flooring, decorative archways, picture rails and original feature fireplaces, all complementing the generous living space throughout.

The accommodation begins with a welcoming entrance hall leading to a bay-fronted sitting room with a working fireplace, while a second reception room currently arranged as a dining room also features an open fire and connects directly to the kitchen, creating an ideal layout for entertaining. A further reception room to the front of the property is presently utilised as a home office, offering flexibility for a variety of uses.

To the rear, the property opens into a superb extended living kitchen designed around modern family living. Featuring parquet flooring, a central island beneath a roof lantern and bi-fold doors opening onto the garden, the space provides ample room for dining and informal seating. The kitchen is fitted with stylish cabinetry, Corian work surfaces and a range of integrated appliances including a Range-style cooker, wine fridge and dishwasher, together with space for an American-style fridge freezer. A separate walk-in utility room provides additional storage and laundry space.

A further reception room with adjoining shower room offers excellent flexibility and could serve as a snug, guest suite or ground floor bedroom, ideal for multi-generational living.

The first floor offers three bedrooms and a spacious family bathroom fitted with a freestanding claw-foot bath, high-flush WC and period-style fittings. The principal bedroom on this floor benefits from its own WC and wash basin, while the second bedroom enjoys a bay window and fitted storage. On the second floor, a generous principal suite creates a private retreat, complete with a dressing room and en-suite shower room.

A cellar provides useful storage, while externally the rear garden is mainly laid to lawn with decked and patio seating areas suited to outdoor entertaining and family use.

Quorn is one of Leicestershire's most sought-after villages, offering a range of independent shops, cafés, traditional public houses and highly regarded schooling, together with excellent access to Loughborough, Leicester and major road links.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Extra Information

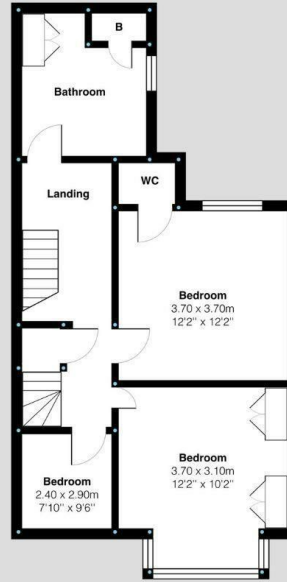
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



Second Floor:



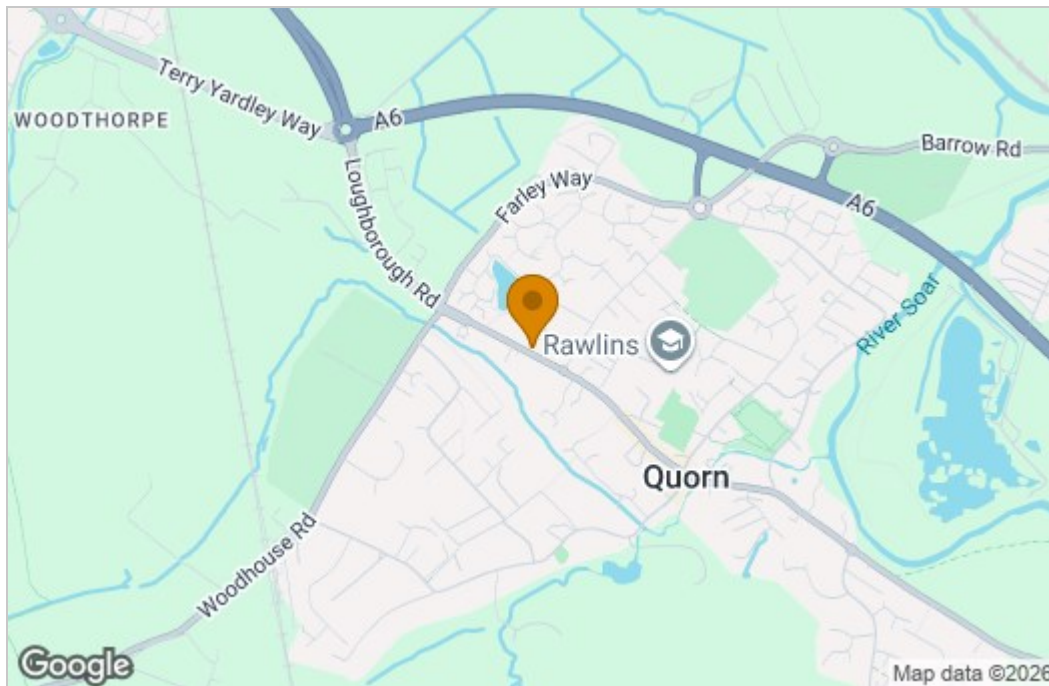
Loughborough Road, Quorn
Internal Square Footage: Approx 3500 sq.ft

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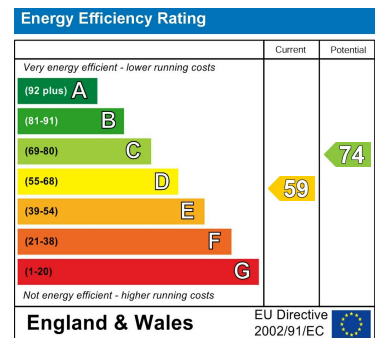
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Area Map



Energy Efficiency Graph



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