



**Connells**

Station Road  
Quorn Loughborough



### Property Description

Situated in the highly desirable village of Quorn, this beautifully updated two-bedroom mid-terrace property seamlessly blends character charm with contemporary design. Offering an impressive level of finish throughout, the home has been thoughtfully remodelled to maximise space, natural light, and modern living convenience.

The property opens into an inviting front living room, featuring a traditional fireplace, shuttered windows, and warm, neutral décor. Moving through the home, the show-stopping highlight is the expansive open-plan kitchen/living/dining room, created through a high-quality extension. This space features a contemporary navy kitchen with quartz worktops, a large central island with breakfast seating, integrated appliances, feature pendant lighting, and stylish herringbone flooring. The adjoining family area benefits from skylights and French doors that open directly onto the rear garden, making it a perfect space for entertaining or relaxing.

Outside, the enclosed rear garden has been landscaped to provide a stylish and low-maintenance outdoor seating and dining area.

### Agent's Note

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

### Living Room

A welcoming and characterful front living room featuring a central fireplace with a traditional surround, complemented by a large window fitted with plantation shutters that allow natural light to filter through while maintaining privacy. The room presents warm, neutral décor, a stylish ceiling rose with pendant lighting, and herringbone flooring that continues through the ground floor. An inviting space ideal for relaxing or greeting guests.



Upstairs, the property offers two well-proportioned bedrooms, both finished with modern décor and storage options. The beautifully designed family shower room includes a walk-in shower with a black-framed screen, feature tiles, and a contemporary vanity unit. A further staircase leads to a generous loft room, currently used as a versatile additional living or hobby space.

### Open-Plan Kitchen/Dining Room

The heart of the home is this impressive open-plan kitchen and dining area, beautifully designed with contemporary navy cabinetry, quartz worktops, an eye-catching patterned splashback, and a large central island offering breakfast seating. The layout provides ample workspace and integrated appliances, enhanced by streamlined lighting and generous storage. The adjoining dining area

accommodates a family table with ease and features attractive period-style touches, including an ornamental fireplace and exposed timber doors. This is a fantastic space for both day-to-day living and entertaining.

## Extended Family Sitting Area

Positioned at the rear and benefiting from the full-width extension, this bright and airy family sitting area is bathed in natural light from the skylight and full wall of French doors opening out to the garden. The space comfortably accommodates multiple seating arrangements and includes a modern media wall with a mounted TV and a freestanding stove-style feature heater. Perfectly designed for relaxing, socialising, or enjoying views of the garden.

## Bedroom One

A spacious and elegantly presented main bedroom situated at the front of the property. The room includes two tall wardrobes, a feature cast-iron fireplace, and a large window with shutters that complement the calm and neutral colour palette. The generous floor area allows for a range of bedroom furniture while maintaining an open and restful atmosphere.

## Bedroom Two

A bright and versatile second bedroom positioned to the rear, offering a stylish and practical layout with built-in storage recesses and space for additional furniture. The room benefits from a window overlooking the rear aspect and includes the staircase leading to the loft room, neatly integrated into the layout. This room is ideal as a child's bedroom, guest room, or study.

## Shower Room

A beautifully finished contemporary shower room featuring a walk-in shower with a black-framed screen and striking patterned wall tiles. The space is completed with a modern vanity unit, WC, heated towel rail, and neutral stone-effect wall tiles. A window to the rear provides natural light, enhancing the modern aesthetic.

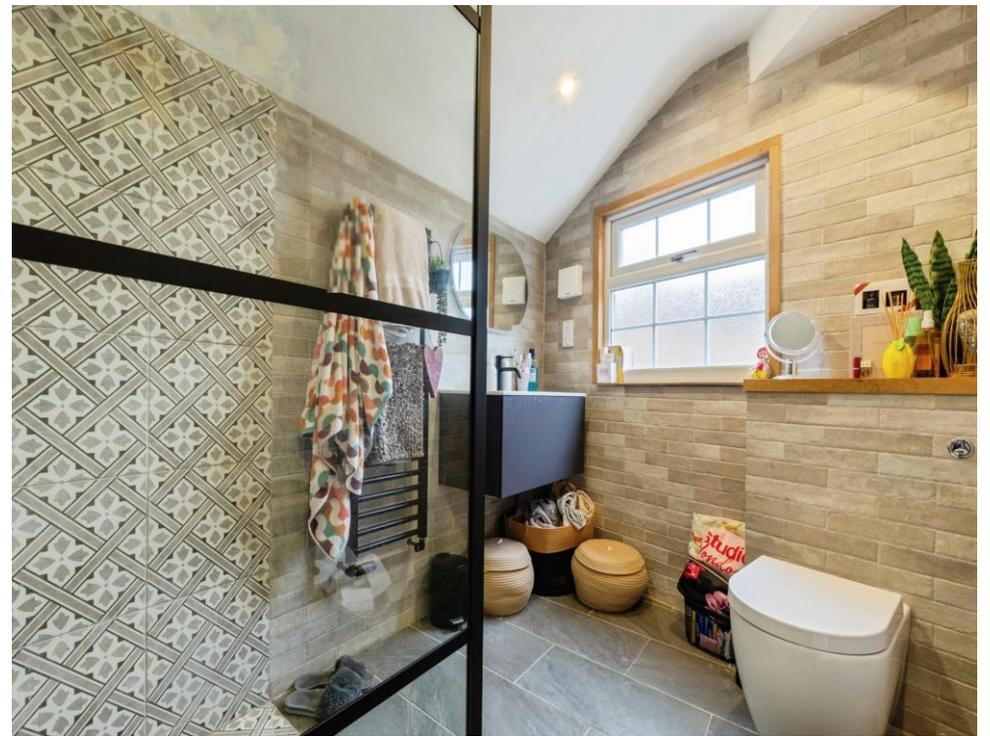
## Loft Room

A highly usable and well-presented loft room accessed via a staircase from Bedroom Two. The space includes a dormer window and an additional skylight, ensuring a bright and airy feel. With soft carpeting and flexible floor space, this room is perfect as an additional lounge area, hobbies room, study, or occasional bedroom.

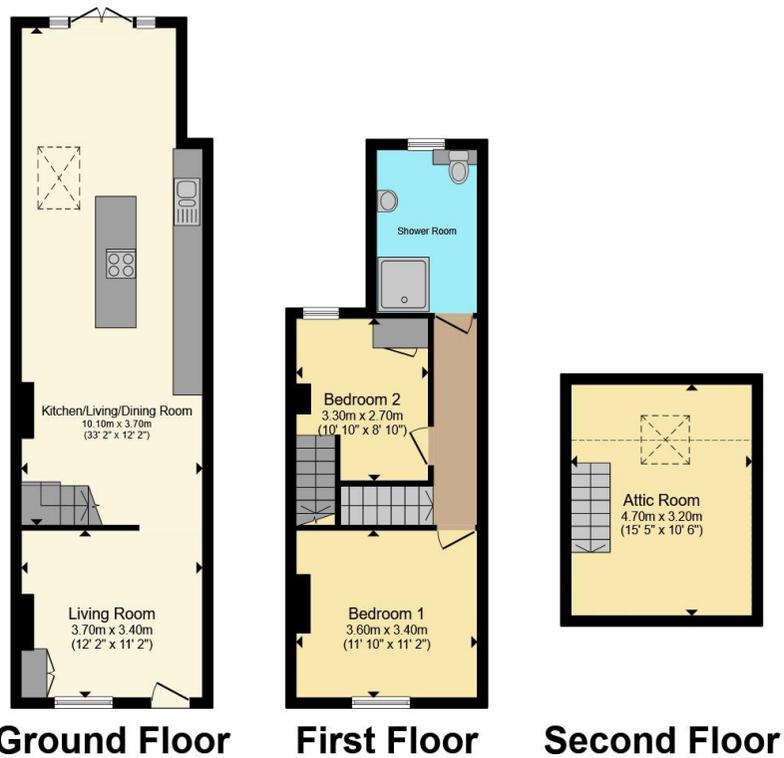
## Rear Garden

The low-maintenance rear garden offers a contemporary paved patio providing ample room for outdoor seating and dining. Enclosed by timber fencing and brickwork, the space is private and well suited to alfresco entertaining, with easy access directly from the rear French doors.









Total floor area 101.9 m<sup>2</sup> (1,097 sq.ft.) approx

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/MOW307850](https://www.connells.co.uk/Property/MOW307850)**



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Property Ref: MOW307850 - 0002