



Smiths  
your property experts

# Freehold Street

Quorn

- No upward chain
- Traditional terrace property in the heart of Quorn
- Two bedrooms plus an attic room
- Contemporary four-piece bathroom
- Modern fitted kitchen with a lean-to utility room
- Two characterful reception rooms
- Lovely lawned rear garden with a seating area
- Walking distance to shops, restaurants, and schooling



## General Description

Smiths Property Experts are delighted to offer to the market, with no upward chain, this traditional terrace home within walking distance of Quorn village centre. The property retains some original features, including oak-panelled doors and an open fireplace.

The accommodation comprises two reception rooms, a modern fitted kitchen, two bedrooms plus an attic room, and a bathroom with a four-piece suite. To the rear is a lovely garden, perfect for entertaining.





## The Property

The accommodation, which benefits from gas central heating, is entered via a front door directly into the front reception room, with an original feature open fireplace. An inner hallway has stairs rising to the first floor and leads to the second reception room with an exposed brick chimney.

The kitchen is fitted with a modern range of base and wall units, as well as integrated appliances, including a dishwasher, a fridge-freezer, a gas hob and an electric oven. A lean-to utility room has plumbing for a washing machine and space for a tumble dryer.

There are two bedrooms on the first floor and a super bathroom with a four-piece suite, including a separate shower enclosure. On the second floor, there is an attic room with a fixed staircase and a skylight. The space is currently used as a bedroom and would also make a perfect home office.

## The Outside

There is side, gated access to the rear garden, which has a seating area, is mainly laid to lawn and is fenced to boundaries. The neighbouring property has pedestrian access via a gate, and there is a timber garden shed.





## The Location

The property is situated in the heart of this highly regarded village, offering a full host of local amenities, including sought-after public houses, restaurants, and excellent local schooling, including Rawlins Academy and St. Bartholomew's C of E Primary School. The beautiful Charnwood Forest is on your doorstep, and there are excellent transport links to nearby Loughborough and Leicester.

## Property Information

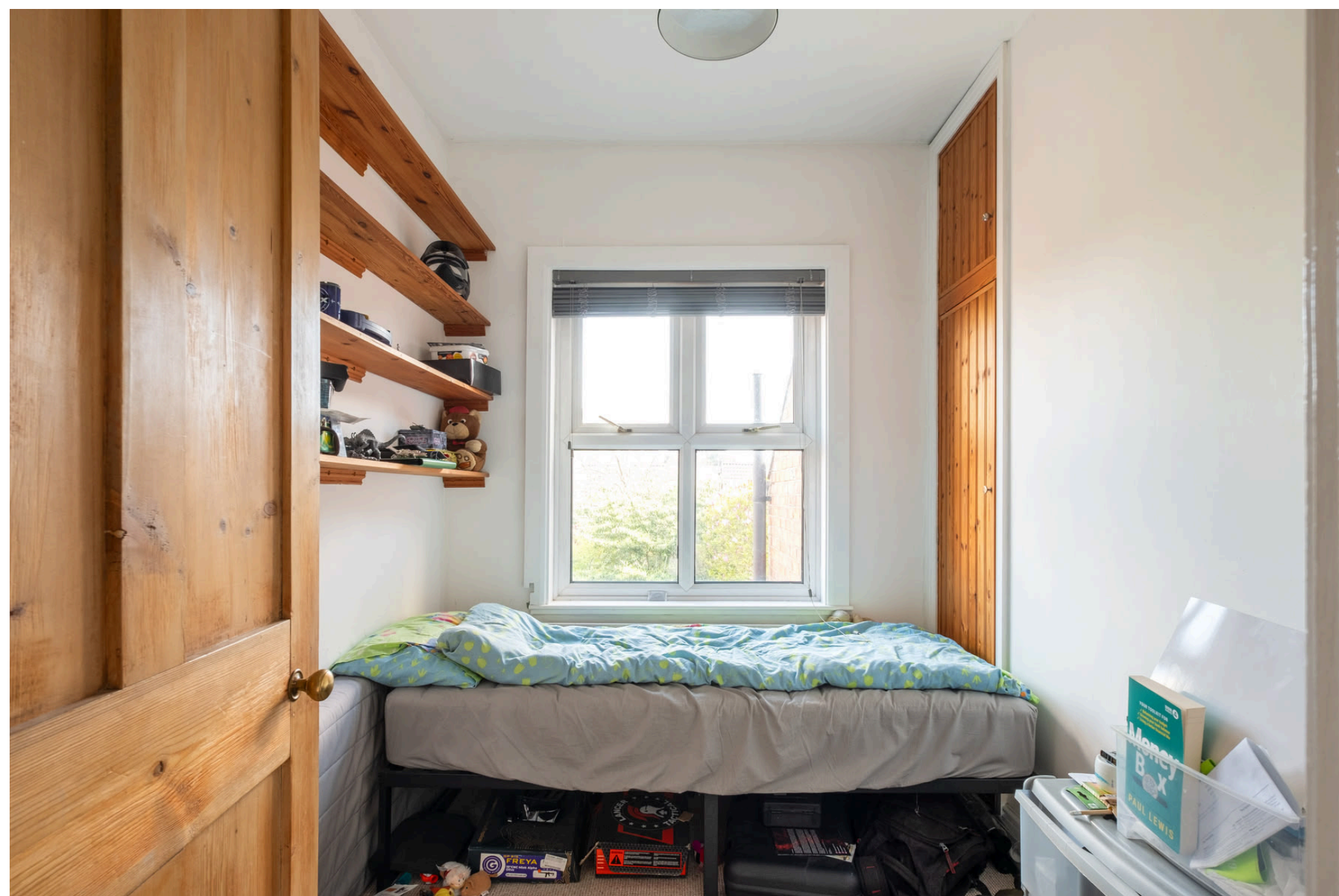
EPC Rating: D.

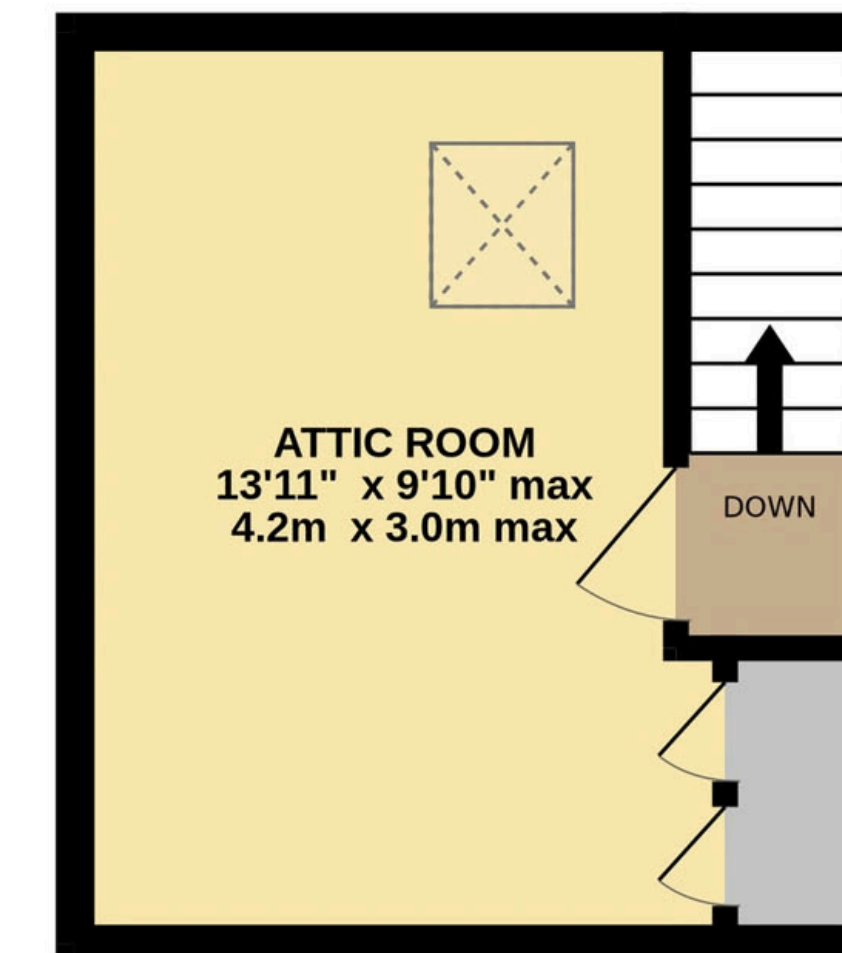
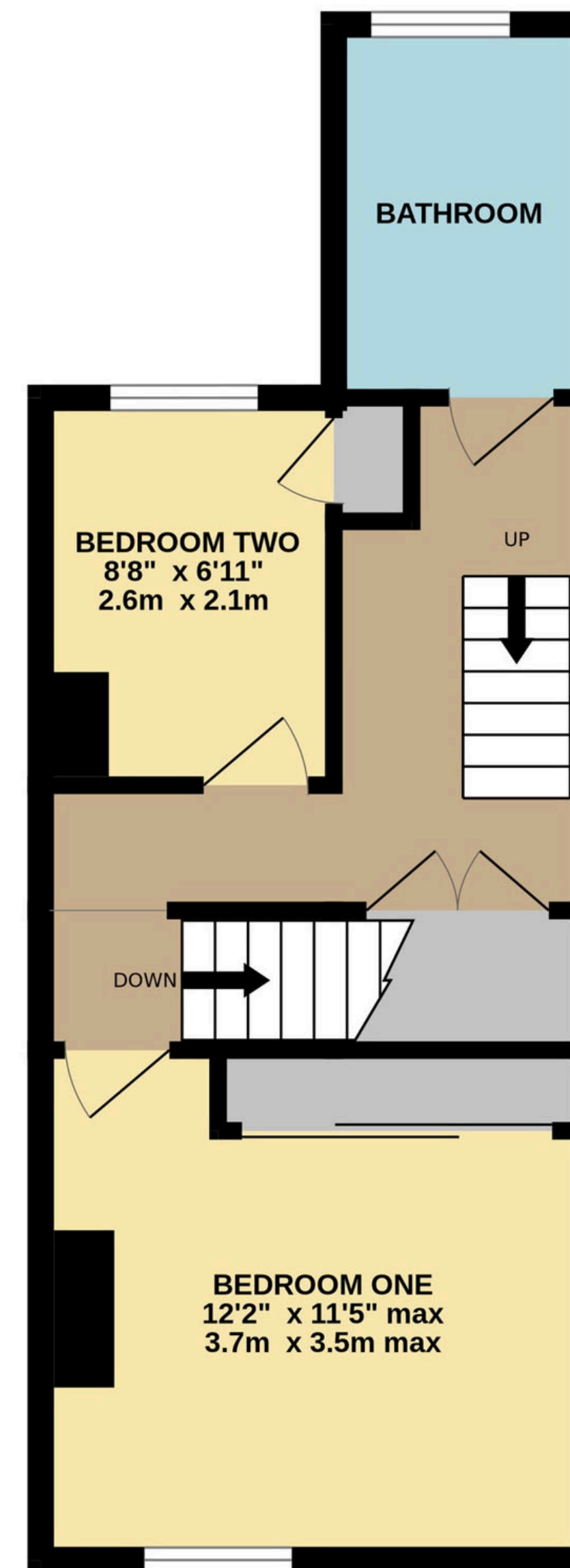
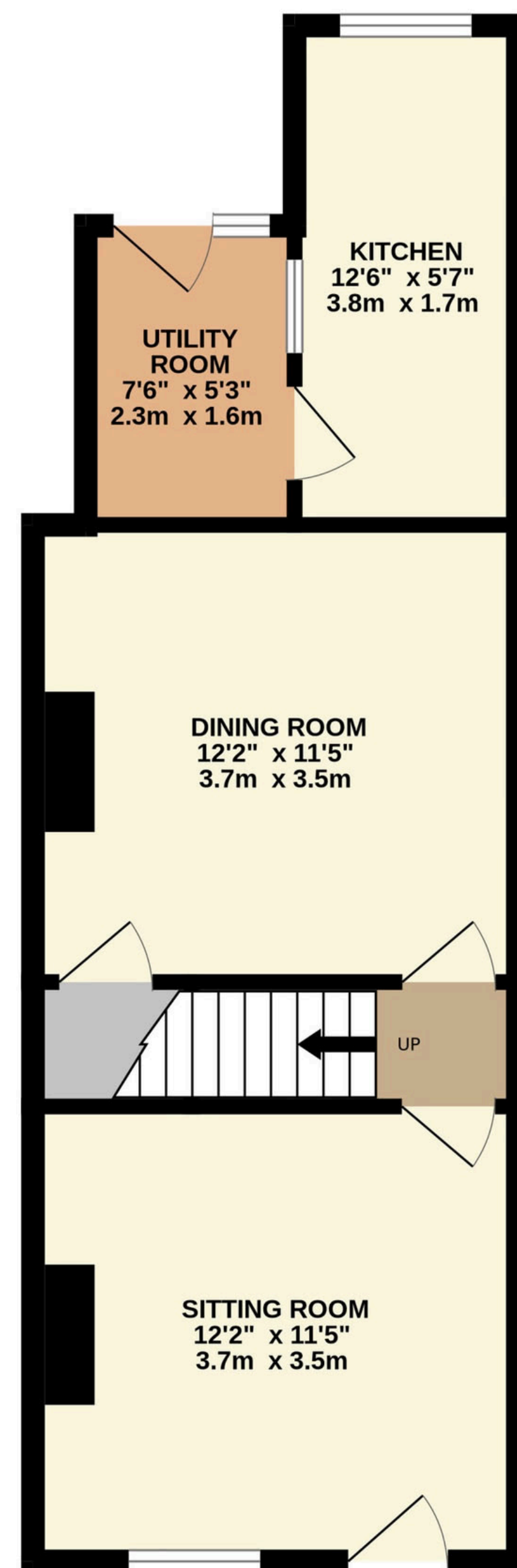
Council Tax Band: B.

Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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