



Sinclair

3 Meeting Street, Quorn, Loughborough, LE12 8EU

£170,000

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: £170,000

## 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.

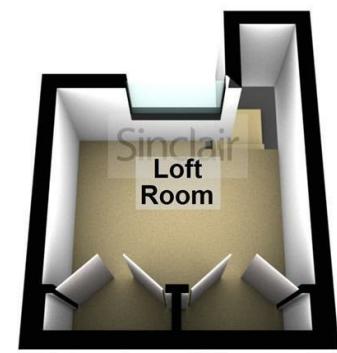
### Ground Floor



### 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.



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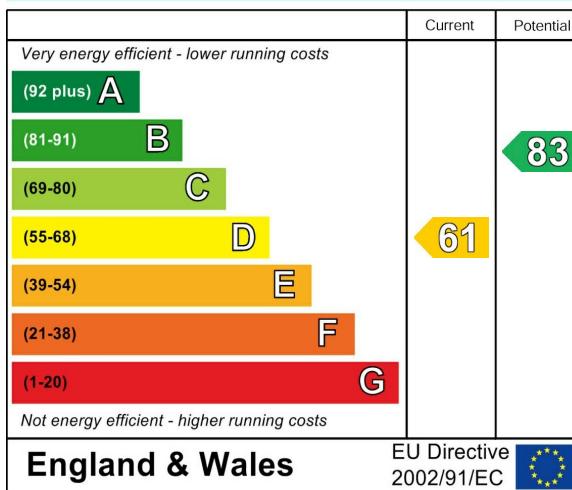
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## Energy Efficiency Rating



### 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.

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