



3 Meeting Street, Quorn

Loughborough

£170,000

3 Meeting Street

Quorn, Loughborough

Charming cottage in central Quorn with sitting room, kitchen, double bedroom, shower room, top floor room, courtyard, and no upward chain. Close to pubs, restaurants, and amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Village Centre Cottage
- No Upward Chain
- Period Style Features
- Gas Central Heating
- Modern Shower Room
- Favoured



Living Room

11' 3" x 12' 0" (3.43m 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' 2" x 10' 0" (2.49m x 3.05m)

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' 10" x 11' 3" (3.61m x 3.43m)

Having sash windows to front, radiator 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.

Loft Room

9' 1" x 9' 8" (2.77m x 2.95m)

Having timber windows overlooking the garden, eaves storage and pendant light.



Living Room

11' 3" x 12' 0" (3.43m 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' 2" x 10' 0" (2.49m x 3.05m)

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' 10" x 11' 3" (3.61m x 3.43m)

Having sash windows to front, radiator and pendant light .

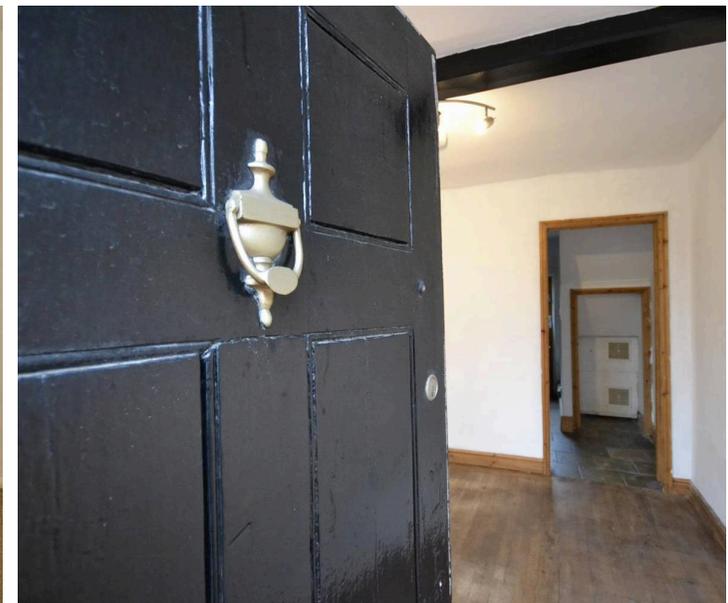
Shower Room

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.

Loft Room

9' 1" x 9' 8" (2.77m x 2.95m)

Having timber windows overlooking the garden, eaves storage and pendant light.







REAR GARDEN

Outside to the rear is a courtyard garden area (with easement) and a useful brick built outside store.

ON STREET

1 Parking Space



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

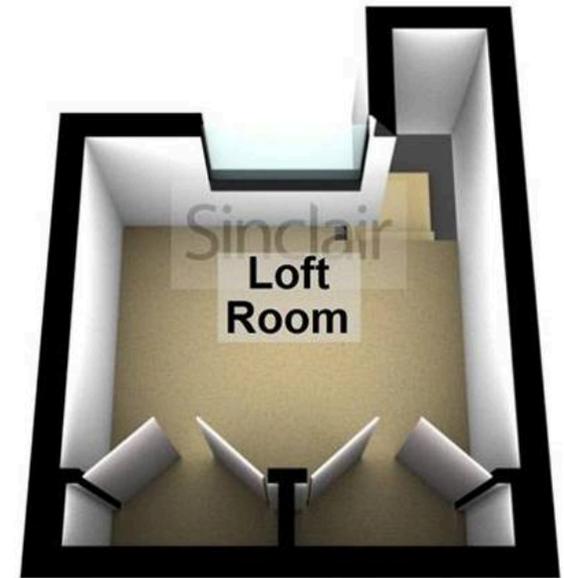
Ground Floor



First Floor



Second Floor





Sinclair Estate Agents

Sinclair Estate Agents, 15-15A High Street - LE12 7RX

01509 812777

sibley@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.