



Church Lane | | Quorn | LE12 8DP

Offers over £175,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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An outstanding and rare renovation opportunity. This two bedroom mid terraced property has two reception rooms, kitchen, two double bedrooms and a bathroom. There is a small yard to the rear with shared access. The property is in need of significant renovation and modernisation and presents a superb opportunity. The property benefits from a central village location within easy walking distance of local shops, cafés, pubs and everyday amenities. Church Lane's attractive streetscape and collection of period properties make it one of Quorn's most desirable residential locations, offering a blend of village character and convenient access to nearby Loughborough and surrounding transport links.

- ** IN NEED OF MODERNISATION **
- Outstanding Renovation Opportunity
- Two Bedrooms
- Walking Distance to Town Centre
- No Upward Chain
- Mid Terraced Property
- Sought After Residential Location
- Two Reception Rooms
- Ideal for FTB or Investors
- Contact Us To View!

Lounge

A good sized room with a window to the front.

Dining Room

A spacious room with a feature fire place and exposed timber beams as well as access through to the kitchen. There is also a window to the rear.

Kitchen

Fitted with a range of wall and base mounted units. There is also a window and door to the side giving access to outside.

First Floor Landing

Gives access to-

Bedroom 1

A good size room with a window to the front.

Bedroom 2

A spacious room with a window to the rear as well as access to-

Bathroom

Fitted with a three-piece suite comprising W/c, wash hand basin and a bath with a shower over. There is also a window to the side.



"Set in a picturesque and sought after village"



Outside

To the rear of the property there is a small yard with communal/shared access, where there is a designated outbuilding.

The Area

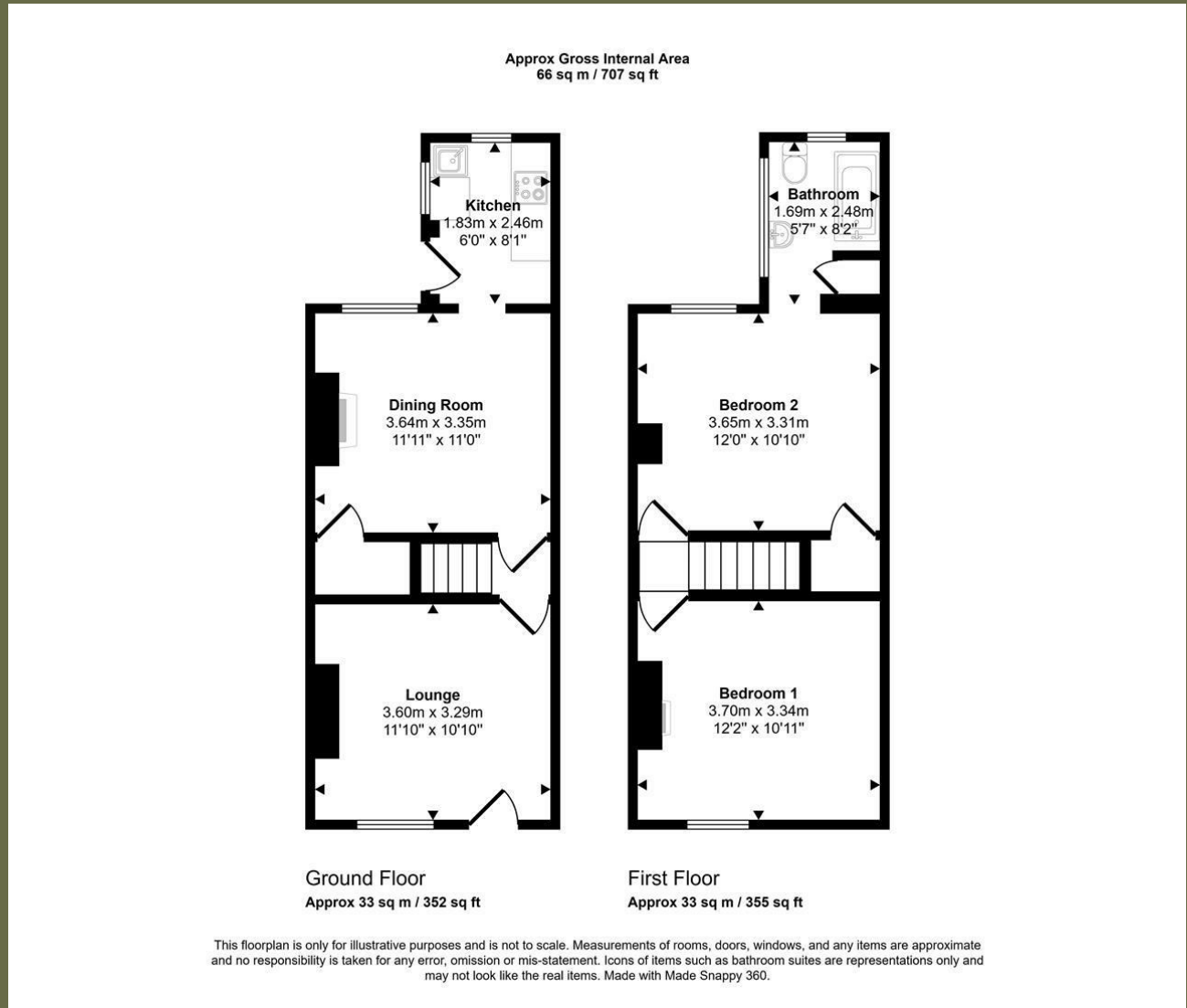
The Village of Quorn is hugely popular, with a vast array of amenities including shops, pubs, restaurants, healthcare and picturesque walks nearby along the River Soar. The village is 10 minutes away from Loughborough with its direct train link to London St Pancras in approx 1hr 40mins. The nearby A6, A46 and M1 make this area an ideal choice for commuters.

Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

AGENTS NOTE

Although no surveys or inspections have taken place, the property clearly requires significant upgrading, renovation and modernisation and has been priced accordingly. Any offer accepted is deemed to be 'Unconditional' and further reductions in price after sale will not be considered. Buyers are welcome to undertake surveys and inspections before agreeing to purchase if they wish.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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