Holders

A Modern Estate Agent









18 Mansfield Street, Loughborough, LE12 8BE

£280,000

Situated on a highly regarded residential street in the heart of Quorn, this beautifully presented three-bedroom semi-detached home offers characterful and versatile accommodation, a private south-facing garden, and excellent potential for future extension or loft conversion, subject to the necessary consents. Within walking distance of the village's outstanding amenities and enjoying superb transport links, this is an exceptional opportunity to acquire a charming home in one of Leicestershire's most desirable village locations.

Summary

Occupying a highly desirable position on one of Quorn's most sought-after residential streets, this attractive three-bedroom semi-detached home combines character, practicality and exciting future potential, all within easy walking distance of the village centre.

Beautifully maintained and thoughtfully presented throughout, the property offers bright and versatile accommodation ideally suited to a range of purchasers, from growing families to professional couples seeking a home in this thriving Charnwood village. The ground floor provides a welcoming living room to the front, complemented by a separate dining room that creates an ideal space for entertaining and everyday family life. The kitchen is well appointed and enjoys direct access to a useful rear lobby and utility area, while a contemporary family bathroom completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable single room. The layout offers flexibility for modern living and presents excellent potential for reconfiguration, extension or loft conversion, subject to the necessary planning consents.

Outside, the property continues to impress with a private south-facing rear garden designed for low-maintenance enjoyment. Featuring a combination of patio and lawn, framed by established planting and mature greenery, the garden provides an excellent setting for al fresco dining, entertaining guests or simply relaxing in the sunshine. Side access leads conveniently to the front of the property, where unrestricted on-street parking is readily available.

Quorn remains one of Leicestershire's most desirable villages, renowned for its vibrant community atmosphere, excellent amenities and picturesque surroundings. A superb selection of independent boutiques, cafés, pubs, restaurants and everyday conveniences are all within easy reach, while highly regarded schooling options are available locally and in nearby Loughborough.

The location is particularly well placed for commuters, offering straightforward access to Loughborough, Leicester and Nottingham, together with excellent connections to the A6, A46 and M1 motorway network. Residents also benefit from proximity to the beautiful Charnwood countryside, with an abundance of scenic walks and outdoor pursuits available directly from the doorstep.

A charming village home with scope to add further value and create a long-term family residence, this is a rare opportunity in an exceptional location and viewing is highly recommended.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

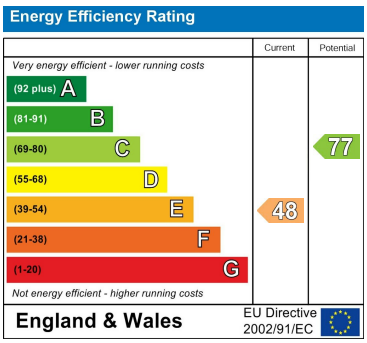
Floor Plan



Area Map



Energy Efficiency Graph



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9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk