



Smiths  
your property experts

# Meynell Road

Quorn

- No upward chain
- Charming cottage in a desirable village location
- Believed to date back over two hundred years
- Well-maintained with a light and airy feel
- Fitted kitchen and two reception rooms
- Two bedrooms and a family bathroom
- Off-road parking to the left-hand side
- Delightful south westerly facing rear gardens

## General Description

Smiths Property Experts are delighted to offer to the market a charming, two-bedroom end cottage situated in a lovely position and within walking distance of Quorn village centre. The property, believed to be over two hundred years old, is brimming with character, with oak latch doors and an open fireplace.

Well-maintained, with a naturally bright and airy feel, the layout includes two reception rooms, a fitted kitchen, two bedrooms, and a bathroom. There is off-road parking to the side and a delightful south-facing garden with outbuildings to the rear. Sold with no upward chain, this superb cottage demands an internal inspection to be fully appreciated.





## The Property

The property benefits from gas central heating with a combination boiler, sympathetically replaced uPVC double glazing, and is entered via a door which leads straight into the kitchen.

The kitchen is a naturally bright room, with base and wall units providing storage, a gas hob, and an electric oven. There is plumbing for utilities and space for a fridge freezer. Two principal reception rooms include a sitting room with French doors opening directly onto the garden, a feature open fireplace, and a dining room with wooden flooring and a dual aspect.

The first-floor landing has the airing cupboard and gives way to two bedrooms. The main bedroom benefits from built-in storage, and the bathroom has a three-piece suite, including a shower over the bath.

## The Outside

Outside, the property occupies a delightful south-westerly-facing plot that makes the most of the afternoon and evening sun. The garden is mainly laid to lawn with borders, a seating terrace, a further seating area, two brick outbuildings for further storage and an outside WC. There is a driveway to the side providing parking and access to the rear garden.

## Agents Note

34 Meynell Road has pedestrian access across the rear.





## The Location

The settlement of Quorn is a desirable Charnwood village with a thriving community and excellent amenities, including sought-after public houses, restaurants, and coffee shops, as well as independent shops and excellent local schooling. The beautiful Charnwood Forest, including Bradgate Park, is on your doorstep, and there are excellent transport links to nearby Loughborough and Leicester. The Loughborough Endowed Schools are also just two miles from the village.

## Property Information

EPC Rating: D.

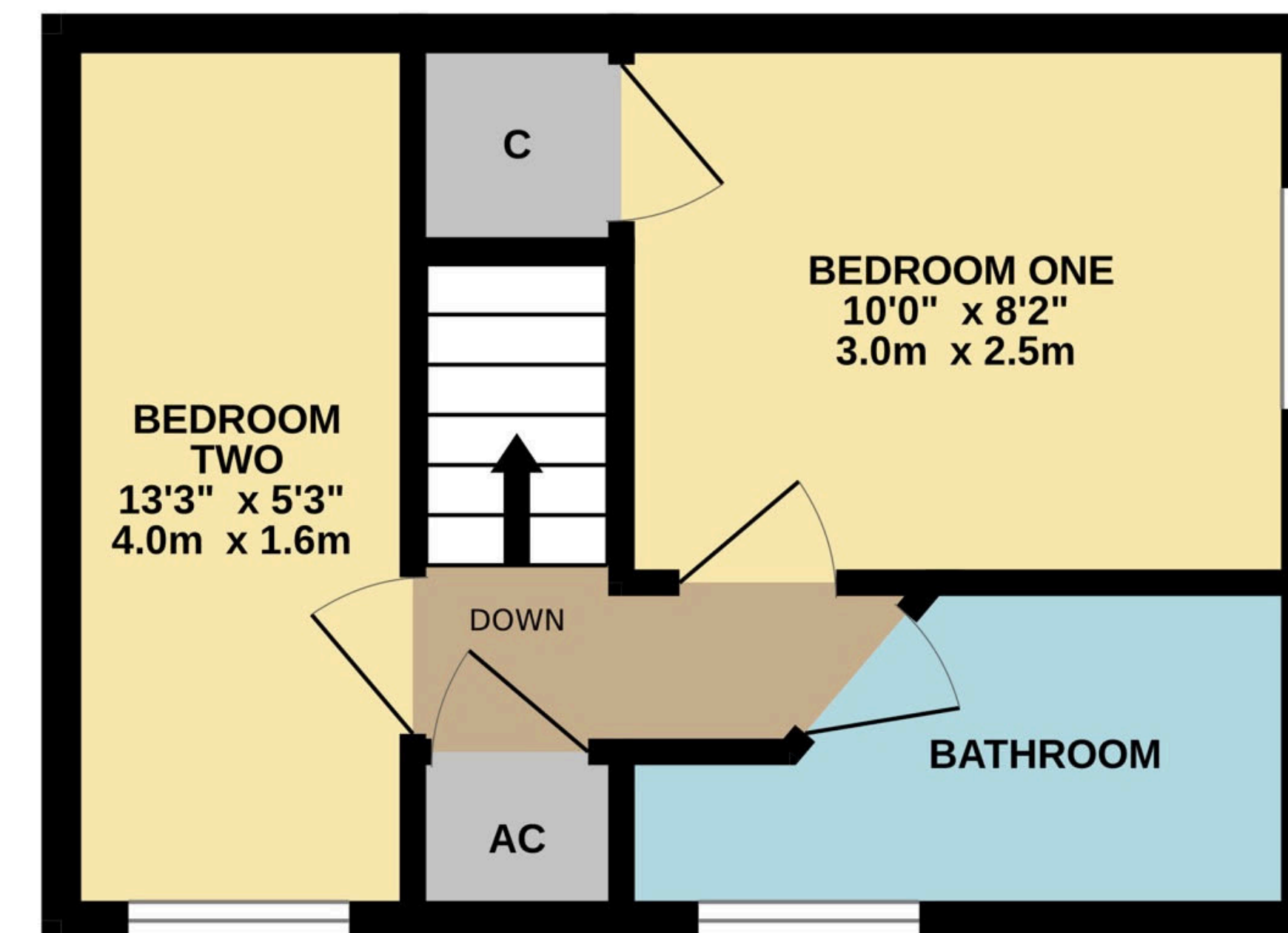
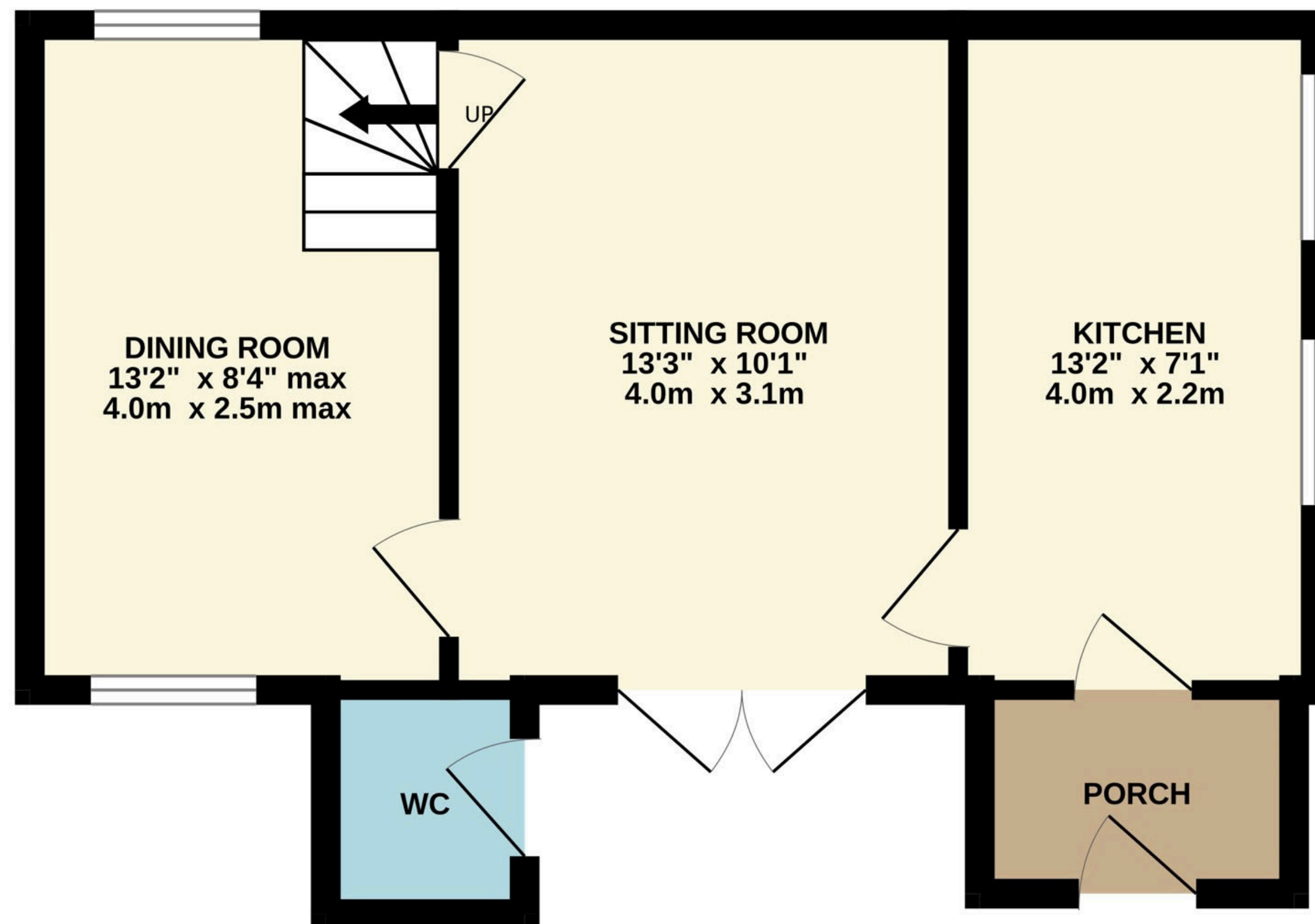
Tenure: Freehold. Council Tax Band: B.

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 : 624 sq.ft. (57.9 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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