



Smiths  
your property experts



# Mansfield Street

## Quorn

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- No upward chain
- Traditional bay-fronted semi-detached family home
- Desirable location in the heart of this thriving village
- Two reception rooms and an extended kitchen
- Four good-sized bedrooms and a family bathroom
- Delightful south-westerly facing rear gardens
- Short gated driveway and a brick garage
- Scope for further extension (STP)

### General Description

Smiths Property Experts offer to the market this traditional bay-fronted semi-detached family home situated within easy walking distance of Quorn village centre. The property occupies a lovely south-westerly facing plot and offers scope for further extension (subject to usual planning consents).

The extended ground-floor accommodation comprises two formal reception rooms, an extended kitchen, a bathroom, and a lean-to conservatory. On the first floor are four bedrooms. Having been in the same family for over 60 years, this is a rare visitor to the market and presents a fabulous opportunity to turn into your forever home.







## The Property

The property has been well-maintained by the current owner and benefits from double glazing. Entered via a porch into a welcoming hallway, which gives way to the sitting room with a bay window and an open fire. The dining room provides a formal dining space with built-in storage and a door through to the kitchen. The kitchen has a range of base and wall units with work surfaces over and space for a gas cooker. The bathroom has a three-piece suite, and to complete the ground floor, there is a lean-to conservatory with plumbing for a washing machine.

The first-floor landing leads to four well-proportioned bedrooms. The main bedroom has a range of built-in wardrobes, and bedroom two has the airing cupboard housing the hot-water cylinder.

## The Outside

Outside, the property occupies a delightful south-westerly facing plot, which makes the most of the afternoon and evening sun. To the front, there is a short, gated driveway leading to a brick garage with a side access to the rear.

A patio terrace provides an alfresco dining space, with the garden mainly laid to lawn, with some raised flower beds and fencing to the boundaries. The garage has an up-and-over door to the front, power and light and a rear access door.







## The Location

The property is situated in the heart of this highly regarded village, within easy walking distance to shops and amenities. This desirable Charnwood village offers an array of sought-after public houses, restaurants, and independent shops, as well as excellent local schooling. Surrounded by beautiful countryside, and yet 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: F.

Council Tax Band: C.

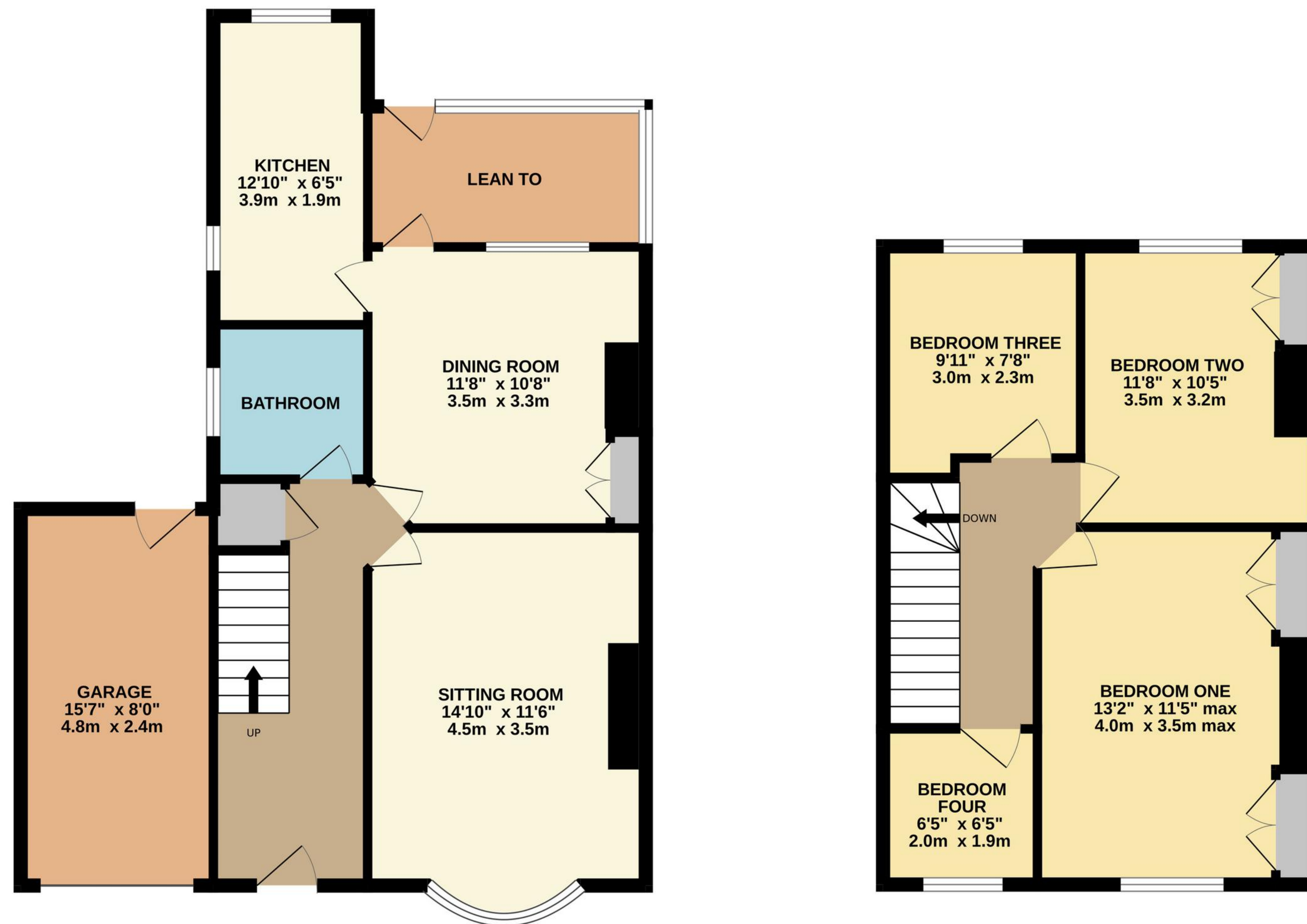
Local Authority: Charnwood Borough Council.

## 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 : 1186 sq.ft. (110.1 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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01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)





