



Farnham Street, Quorn



£220,000

- VILLAGE LOCATION
- LOCAL AMENITIES
- NEARBY WALKS
- GOOD COMMUTER LINKS
- POTENTIAL MODERNISATION
- OPEN PLAN LIVING
- FREEHOLD
- EPC rating COMING SOON



Situated in the highly sought-after village of Quorn, this two-bedroom end-terrace property presents an excellent opportunity for buyers looking to modernise and add value. Benefitting from its end-terrace position, the property enjoys additional privacy along with useful outside storage, ideal for bikes, tools, or general household items.

The ground floor comprises a comfortable lounge and a fitted kitchen equipped with a four-ring gas hob. To the first floor are two well-proportioned bedrooms, with the ideal combination boiler conveniently located in the main bedroom. The bedroom provides access through to the bathroom, which is fitted with a separate bath and electric shower. The property would benefit from a programme of modernisation, offering excellent scope for improvement and the chance to create a home tailored to individual taste.

There is a good sized rear garden which has great potential and is a nice area to socialise and enjoy while still having the additional storage.

Quorn remains one of Leicestershire's most desirable villages, offering a wide range of amenities including independent shops, cafes, traditional pubs and well-regarded schooling. The village is especially popular with commuters, providing excellent road links to Loughborough and Leicester, convenient access to the A6 and M1 motorway, and rail services from Loughborough with direct connections to London and other major centres. Combining village charm with strong commuter links, this property represents an attractive opportunity in a thriving and well-connected location.



LOUNGE 3.7m x 3.65m (12'1" x 12'0")

DINING ROOM 4.23m x 3.65m (13'11" x 12'0")

KITCHEN 3.46m x 1.9m (11'5" x 6'2")

BEDROOM ONE 3.62m x 3.65m (11'11" x 12'0")

BEDROOM TWO 3.28m x 3.65m (10'10" x 12'0")

BATHROOM 3.46m x 1.9m (11'5" x 6'2")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

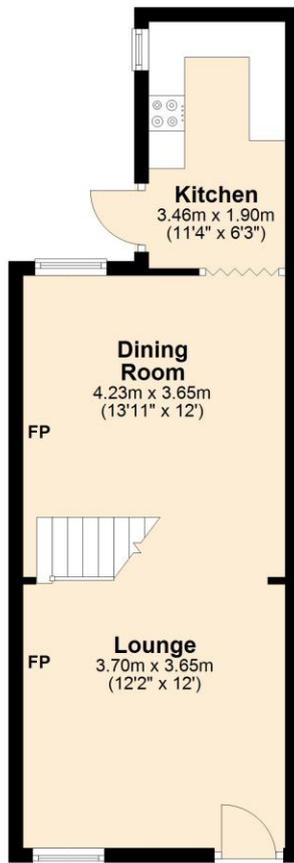
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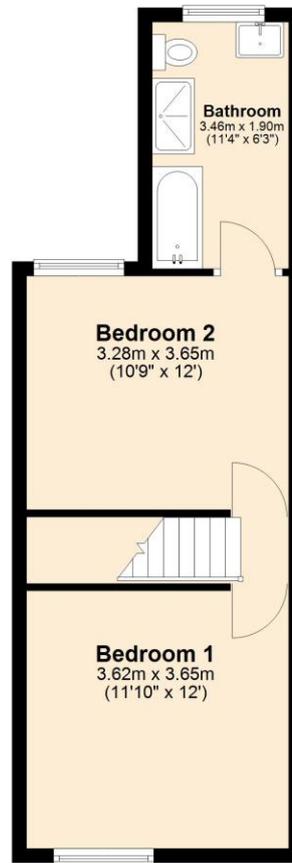
Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



Total area: approx. 72.3 sq. metres (777.7 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk