Wood Lane, Quorn, Loughborough

Asking Price £240,000

Situated on the highly regarded Wood Lane, this well-maintained three-bedroom terraced home offers an exciting opportunity for cosmetic updating and personalisation. The property features two separate reception rooms, a fitted kitchen, ground floor bathroom and three bedrooms arranged over the first floor. Retaining a warm and cared-for feel throughout, the property provides excellent potential to create a stylish long-term home in one of Quorn’s most desirable village settings.

Entered via the front door, the living room is a comfortable reception space positioned to the front elevation with window overlooking the street. The room offers a cosy feel and could lend itself equally well as a formal sitting room, snug or home office depending on requirements. An inner hallway provides access to the staircase rising to the first floor along with a useful under-stairs storage cupboard.

Positioned centrally within the home, the sitting room is a well-proportioned second reception room offering flexibility for family living or dining. The layout creates clear potential to open the ground floor further, subject to any necessary consents, to create a more contemporary arrangement.

Located to the rear of the property, the kitchen is fitted with a range of units and work surface space together with room for appliances. Well maintained throughout, it offers excellent scope for modernisation and redesign to suit modern tastes and lifestyles.

The bathroom is situated at the rear of the ground floor and comprises a bath with shower over, wash hand basin and low-level WC.

The first floor landing provides access to all three bedrooms.

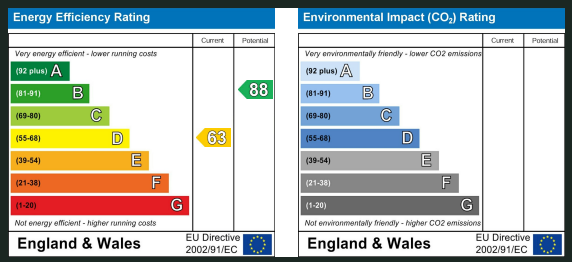
Bedroom One - A generous double bedroom positioned to the front elevation with ample space for freestanding furniture. Bedroom Two - A further well-proportioned double bedroom situated to the rear of the property with an integral wardrobe. Bedroom Three - A single bedroom which could also serve as a nursery, dressing room or study.

To the rear, the property enjoys a thoughtfully sectioned garden designed to balance practicality with outdoor enjoyment. Immediately outside the rear door is a patio seating area, ideal for al fresco dining and entertaining, which leads onto a well-maintained lawned garden offering ample space for families, pets, or further landscaping. Towards the rear of the plot, a generous vegetable patch provides excellent potential for keen gardeners or those looking to embrace a more sustainable lifestyle, alongside a substantial storage shed offering useful external storage.

Beyond a gated section, the property also benefits from additional off-road parking accessed via the track running behind Wood Lane, adding further versatility and convenience to this impressive outdoor space.

How to find Wood Lane

Wood Lane is one of Quorn's most established and sought-after residential locations, well placed for access to the village centre and its excellent range of independent shops, cafés, pubs and everyday amenities. Quorn remains one of Charnwood's most desirable villages thanks to its strong community feel, highly regarded schooling and excellent transport links to Loughborough, Leicester and the wider Midlands road network. The nearby countryside and riverside walks also make the area particularly appealing for those seeking village living with access to outdoor space.

3 1 2 782.00 sq ft

Charnwood: B | Tenure: Freehold