William.



45 Barrow Road

Quorn, Loughborough, LE12 8DH

Guide price £650,000

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William. is proud to present the opportunity to purchase this stunning 1930's detached character home. Just moments from the heart of Quorn village centre, perfectly balancing original period charm with select modern upgrades , including Air-Conditioning and a stunning dining kitchen. It is set on a generous plot with fantastic scope for extension (STP) and truly is a property that must be viewed!

Versatile and welcoming accommodation is set over two floors, in brief comprising: Entrance hall, formal living room, separate lounge, a stunning dining kitchen, useful utility room and guest WC to the ground floor. To the first floor, the spacious landing connects four well-proportioned bedrooms - The principal bedroom boats a private en-suite shower room, whilst the remaining bedrooms are well-served by the separate family bathroom. Outside, this fantastic property boasts beautifully presented, mature south facing formal gardens and off street parking for multiple vehicles.

The property is within easy walking distance of Quorn village centre and its host of local amenities including a selection of cafes, pubs and restaurants as well as doctor's surgery, dentist and post office.

The location also provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, A6 and A46 all within easy access. The Endowed Schools in Loughborough and Ratcliffe College are easily accessible and there are excellent state schooling options within the village itself including St Bartholomew's Primary and Rawlins Academy as a secondary option. Bradgate Country Park is just a short drive away but from the doorstep, you can access a host of walks and links to Charnwoods open countryside.

Viewing of this property is highly recommended to appreciate the quality and size of the accommodation on offer, plus the extension potential (STP).

Please Note: Viewings are strictly by appointment only and are to be booked directly via William. Property

ACCOMMODATION COMPRISES:

























GROUND FLOOR

Entrance Hall
11'11" x 9'10" (3.65 x 3.0)

Lounge
13'1" x 11'11" (4.0 x 3.65)

Living Room
13'1" x 11'11" (4.0 x 3.65)

Dining Kitchen
19'4" x 15'3" (5.9 x 4.65)

Utility
11'3" x 6'6" (3.45 x 2.0)

Guest WC
6'10" x 3'9" (2.1 x 1.15)

FIRST FLOOR

First Floor Landing

Bedroom 1
13'1" x 10'11" (4.0 x 3.35)

En-Suite
6'6" x 5'4" (2.0 x 1.65)

Bedroom 2
13'1" x 11'11" (4.0 x 3.65)

Bedroom 3
12'11" x 11'9" (3.95 x 3.6)

Bedroom 4
10'1" x 8'2" (3.09 x 2.5)

Family Bathroom
9'6" x 5'8" (2.9 x 1.75)

OUTSIDE

Private Front & Rear Gardens

Private Driveway

Disclaimer

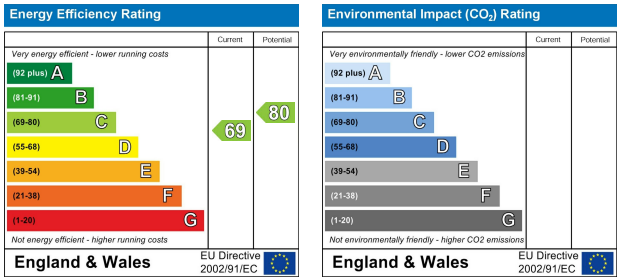
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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