



Loughborough Road, Quorn



**Guide price £565,000**

- FOUR BEDROOM PROPERTY
- PERIOD FEATURES
- EXCELLENT POTENTIAL
- APPROX 2,200 SQUARE FEET
- PRIVATE REAR GARDEN
- SASH WINDOWS
- FREEHOLD
- EPC rating E



This commanding Victorian end of row semi detached residence spans approaching 2200 square feet in size (excluding outbuildings and garage). There are wonderful retained features including the Minton floor to the hallway and sash cord windows.

The high ceilings provide the feeling of space and the property lends itself to potentially further development with a good sized garden and the propensity to extend at the rear pending any suitable planning permissions.

Entering the property, the first thing you see is the restored Minton floor, off to the left is the lounge with box bay window and an open fire (currently unused). The drawing room has, like the lounge, has traditional coving and cornicing with high skirting boards and a second box bay window.

The dining room is to the rear of the property with a quarry tiled floor and stripped timber cupboards either side of the chimney breast and there is also access to the cellar from the rear lobby which leads to the rear porch.

The kitchen has a wall mounted Worcester boiler providing the central heating, there are storage units at both base and eye level, but perhaps the next purchaser may combine the dining room and kitchen to create a larger space and take advantage of the garden space.

A separate utility is a useful room and has a quarry tiled floor and houses the electric meter and fusebox.



At first floor, the landing spans a staggering nine metres running front to rear. The main bedroom is above the lounge and has a built in cupboard adjacent to the chimney breast and feature retained fireplace, whilst bedroom two also has a cast iron grate and built in cupboard with views over the feature private garden.

Bedroom three is to the front and like the main has the glazed box bay window, cast iron grate and single wardrobe adjacent to the chimney breast. Bedroom four has a side elevation working sash window and smart neutral wall decor.

The bathroom comprises of a three piece suite with period style tap and shower fitment over the bath with an additional electric shower and a wash hand basin and low level WC with dual flush. Built in storage cupboards.

To the outside, at the front, a tarmac driveway and parking section with a lawned garden to the left of the entrance gate, natural hedging screens. The garage has double doors and a glazed window to the rear with additional access into the garden. Beyond the garage at the rear is a full width paved patio and a central lawned section, a second patio to the right, the out buildings provide storage with a slate roof. The whole garden is enclosed by a mixture of brick walling and timber fencing.

This is a particularly rare opportunity to purchase a period residence in what is a vibrant popular village with cosmopolitan High Street only a ten minute walk away, notwithstanding the village's excellent access via the A6 to Leicester & Loughborough.

To find the property, from Loughborough town centre proceed along the A6 Leicester Road, at the Quorn roundabout continue straight on, at the traffic lights continue straight on once again, the property is situated on the left hand side identified by the agent's 'For Sale' board.

HALL 6.87m x 1.98m (22'6" x 6'6")

LOUNGE 4.9m x 5.2m (16'1" x 17'1")

DRAWING ROOM 4.15m x 4.42m (13'7" x 14'6")

DINING ROOM 4.64m x 4.28m (15'2" x 14'0")

KITCHEN 3.9m x 3.3m (12'10" x 10'10")

UTILITY ROOM 3.96m x 1.84m (13'0" x 6'0")

REAR PORCH 2.66m x 1.65m (8'8" x 5'5")

FIRST FLOOR LANDING 9.03m x 1.99m (29'7" x 6'6")

BEDROOM ONE 5.23m x 4.94m (17'2" x 16'2")

BEDROOM TWO 4.87m x 4.28m (16'0" x 14'0")

BEDROOM THREE 4.46m x 4.19m (14'7" x 13'8")

BEDROOM FOUR 3.76m x 2.87m (12'4" x 9'5")

BATHROOM





## 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 E.

## DISCLAIMER

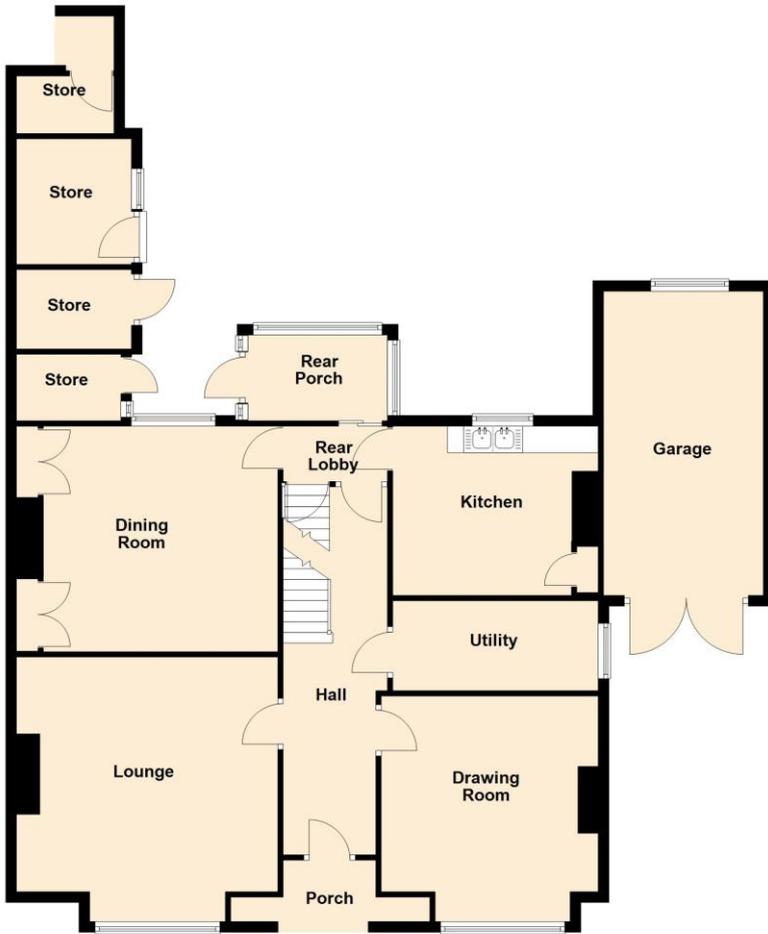
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Ground Floor

Approx. 136.3 sq. metres (1467.2 sq. feet)

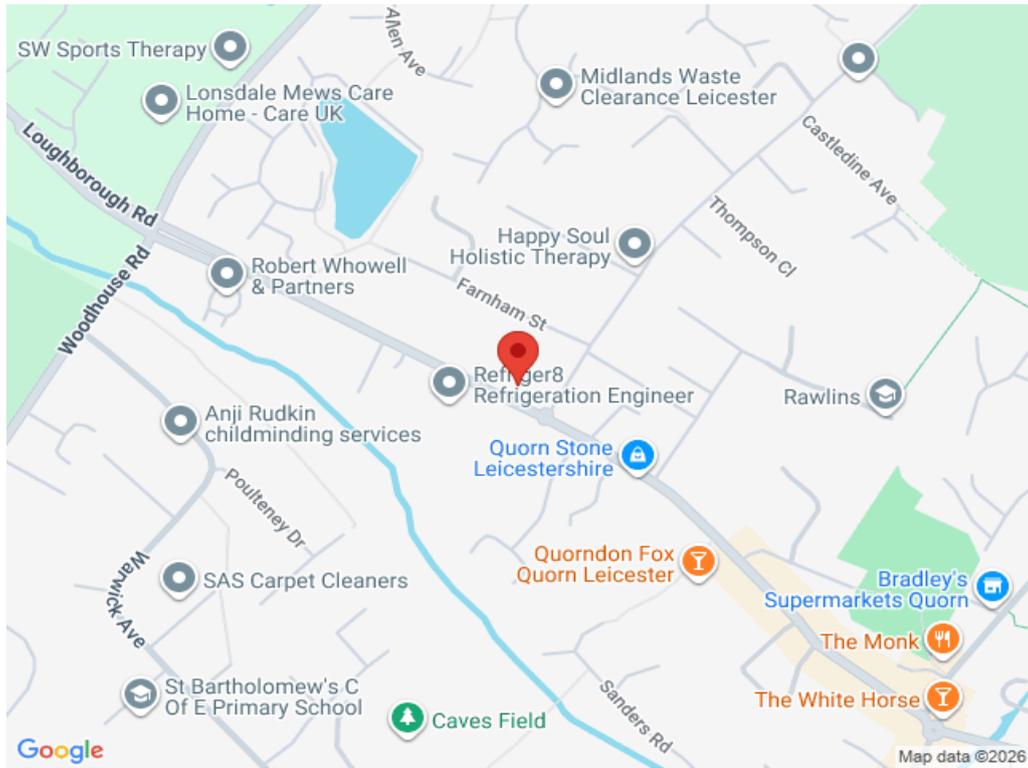


### First Floor

Approx. 97.1 sq. metres (1045.0 sq. feet)



Total area: approx. 233.4 sq. metres (2512.2 sq. feet)



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