

Thomas Firr Close

Quorn, Loughborough, LE12 8FT

John German





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Offers In Excess Of £400,000



A beautifully presented four-bedroom semi-detached family home situated in a quiet cul-de-sac within the highly regarded village of Quorn, offering spacious accommodation, solar panels, garage and attractive mature gardens.

John German 

John German are delighted to offer to the market this deceptively spacious four-bedroom semi-detached family home, ideally situated within a quiet cul-de-sac in the highly regarded Charnwood village of Quorn.

Presented in excellent condition throughout, the property has been tastefully redecorated and benefits from solar panels, helping to make the home particularly economical to run. The accommodation is well suited to modern family living and is arranged over three floors.

The ground floor comprises an entrance hall, downstairs WC, comfortable sitting room with laminate flooring and French doors opening onto the rear garden, together with a spacious dining kitchen. The kitchen is fitted with a range of units and integrated appliances including fridge/freezer, washing machine, dishwasher, electric cooker, gas hob and extractor.

To the first floor are three bedrooms and further stairs leading up to the second floor. Bedroom two is a very generous double bedroom and benefits from access to a Jack & Jill bathroom, which is also accessed from the landing.

The second floor is dedicated to the principal bedroom suite, providing a spacious bedroom, dressing area with built-in wardrobes and a modern en-suite shower room comprising shower cubicle, WC and wash hand basin.

Externally, the property enjoys mature and relatively low-maintenance rear gardens, predominantly laid to lawn with a patio seating area, established trees, shrubs and planted borders.

To the side is a single garage with up-and-over door, power and lighting, together with a tarmac driveway providing ample off-road parking. The property is also recorded as having an EPC rating of B.

Quorn is a highly regarded village offering a strong community feel and an excellent range of local amenities, including independent shops, public houses, restaurants and takeaways. The village provides convenient access to both Loughborough and Leicester by road, while bus services also provide connections to both towns. The existing Jupix description specifically highlights local establishments including The Monk, Ferraris-Trattoria and John Dory's.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

The property is to be used for residential purposes only.

AI enhancements may have been used in some photography.

Property construction: Standard

Parking: Driveway & single garage

Electricity supply: Mains & solar

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04092026







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

108.8 m²

1172 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

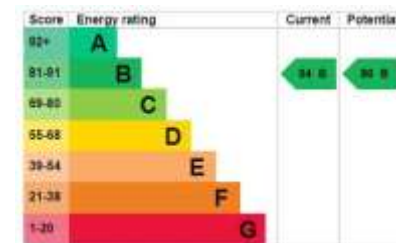
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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