Holders

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30 Wood Lane, Loughborough, LE12 8DB

£240,000

RARE OFF-ROAD PARKING AND TIMBER GARAGE offered at this charming two-bedroom cottage in the heart of sought-after Quorn, plus EV charging, two reception rooms and a long rear garden. Ideally positioned for the village's excellent amenities and convenient transport links to Loughborough, Leicester and the M1.

Summary

Offered for sale with no upward chain, this charming two-bedroom cottage occupies an appealing position on Wood Lane in the sought-after village of Quorn. Combining character features with practical modern improvements, the property offers well-proportioned accommodation arranged over two floors, together with a particularly impressive rear garden, substantial timber garage and off-road parking.

The ground floor opens into a welcoming entrance hall, leading through to two generous reception rooms. Both rooms provide versatile living and dining space, with exposed brick chimney features creating attractive focal points and enhancing the cottage character. To the rear, the kitchen has been fitted with contemporary white high-gloss cabinetry, complemented by an integrated oven, gas hob and extractor, with further provision for additional appliances.

A useful utility room adds to the practicality of the home, incorporating plumbing and space for laundry appliances together with a WC and wash hand basin. From here, there is access towards the rear garden.

Upstairs, there are two well-proportioned double bedrooms, providing comfortable accommodation for a couple, small family or those seeking a village home with additional space for guests or working from home. The bathroom has a stylish contemporary finish, with white tiling, contrasting black grout and a modern suite incorporating a P-shaped bath with shower over, WC and wash hand basin.

Outside, the property enjoys a particularly long rear garden which provides a good degree of space and versatility. The garden extends towards a substantial timber garage, which benefits from power and lighting and provides excellent storage or potential workshop space. Beyond the garage, valuable off-road parking is accessed via a service lane, further enhanced by the installation of an EV charging point — a combination of features that is particularly unusual for a cottage of this type.

The property is ideally placed for enjoying all that Quorn has to offer, with a range of highly regarded local shops, schools, medical facilities and village amenities within easy reach. There are also convenient transport links, including a nearby bus stop, while Loughborough, Leicester and the M1 motorway are readily accessible for commuters.

A characterful village home with generous living accommodation, a long rear garden, substantial garage and rare off-road parking, this attractive cottage represents an excellent opportunity to acquire a well-positioned property in one of the area's most popular villages.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

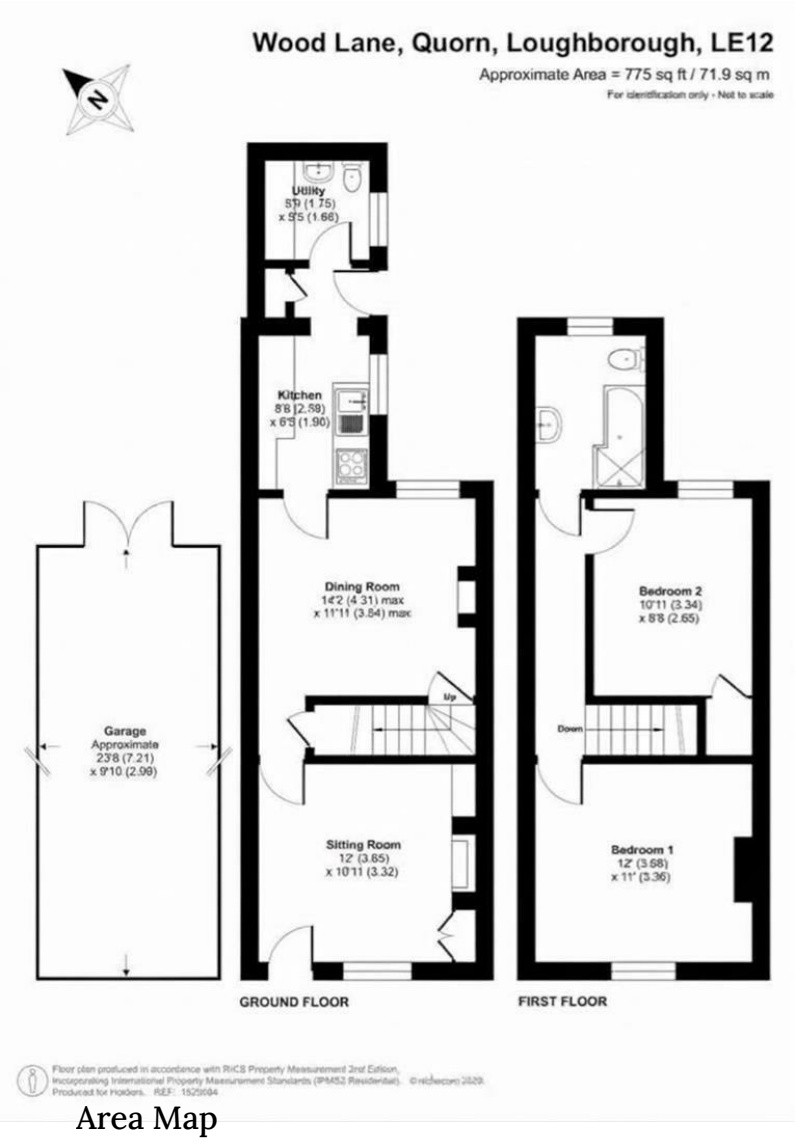
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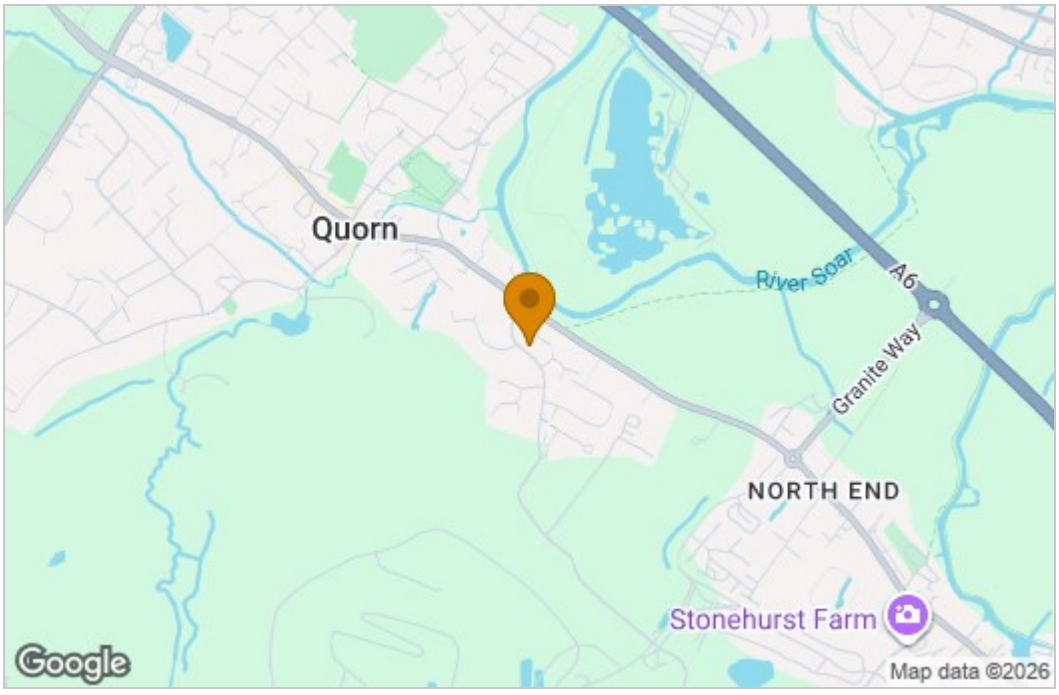
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

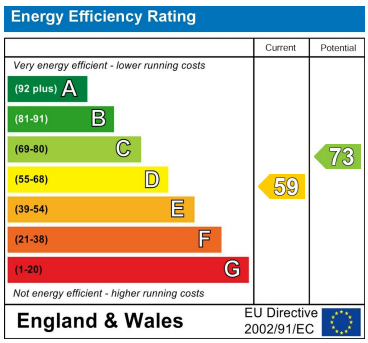
Floor Plan



Area Map



Energy Efficiency Graph



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