Smiths

your property experts

# Station Road

## Quorn

- Charming Victorian cottage
- Deceptively spacious and full of character
- Extended kitchen with a utility room and WC
- Spacious sitting room and a separate dining room
- Two good-sized bedrooms and a four-piece bathroom
- Detached brick garage with an up-and-over door
- Beautiful gardens with established flower borders
- Recently replaced fencing and a greenhouse




## General Description

Smiths Property Experts are delighted to bring to the market this charming two-bedroom Victorian cottage, situated in the centre of the village, within easy walking distance to all of the local amenities. The cottage is full of character, with deceptively spacious extended accommodation arranged over three floors, combining a blend of modern comforts with original features including exposed beams and internal wooden doors.

## The Location

The property is situated in the heart of the highly regarded village of Quorn, within easy walking distance to shops and amenities. This desirable Charnwood village offers an array of sought-after public houses, restaurants, and independent shops, as well as excellent local schooling. Surrounded by beautiful countryside, it also has excellent transport links to nearby Loughborough and Leicester.









## The Property

This beautiful home benefits from double glazing and gas central heating. The accommodation is entered via a front door into the sitting room, which has exposed timber beams to the ceiling, a chimney breast recess with a gas, coal-effect stove, and stairs off to the first floor. The dining room has a window to the rear, and the kitchen, which has been extended, has a range of base and wall units, an electric hob and an oven. To complete the ground floor, there is a WC and a utility room, with plumbing for a washing machine.

The first-floor landing gives way to two well-proportioned double bedrooms, each of which has built-in wardrobes for storage. The bathroom is situated on the second floor, with a four-piece suite comprising a shower cubicle, a half-size bath, a low-level WC and a hand wash basin.

## The Outside

Outside, to the front there is a garden with iron railings, and a pathway to the front door. The rear garden is a delight, with various seating areas complemented by established flower borders, some raised beds, recently replaced fencing, a greenhouse, and a rear access gate that leads onto Nursery Lane. There is a detached brick garage which provides parking, with a personnel door into the garden and an up-and-over door to the front.







## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

### Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, drainage and water. The property benefits from gas central heating.

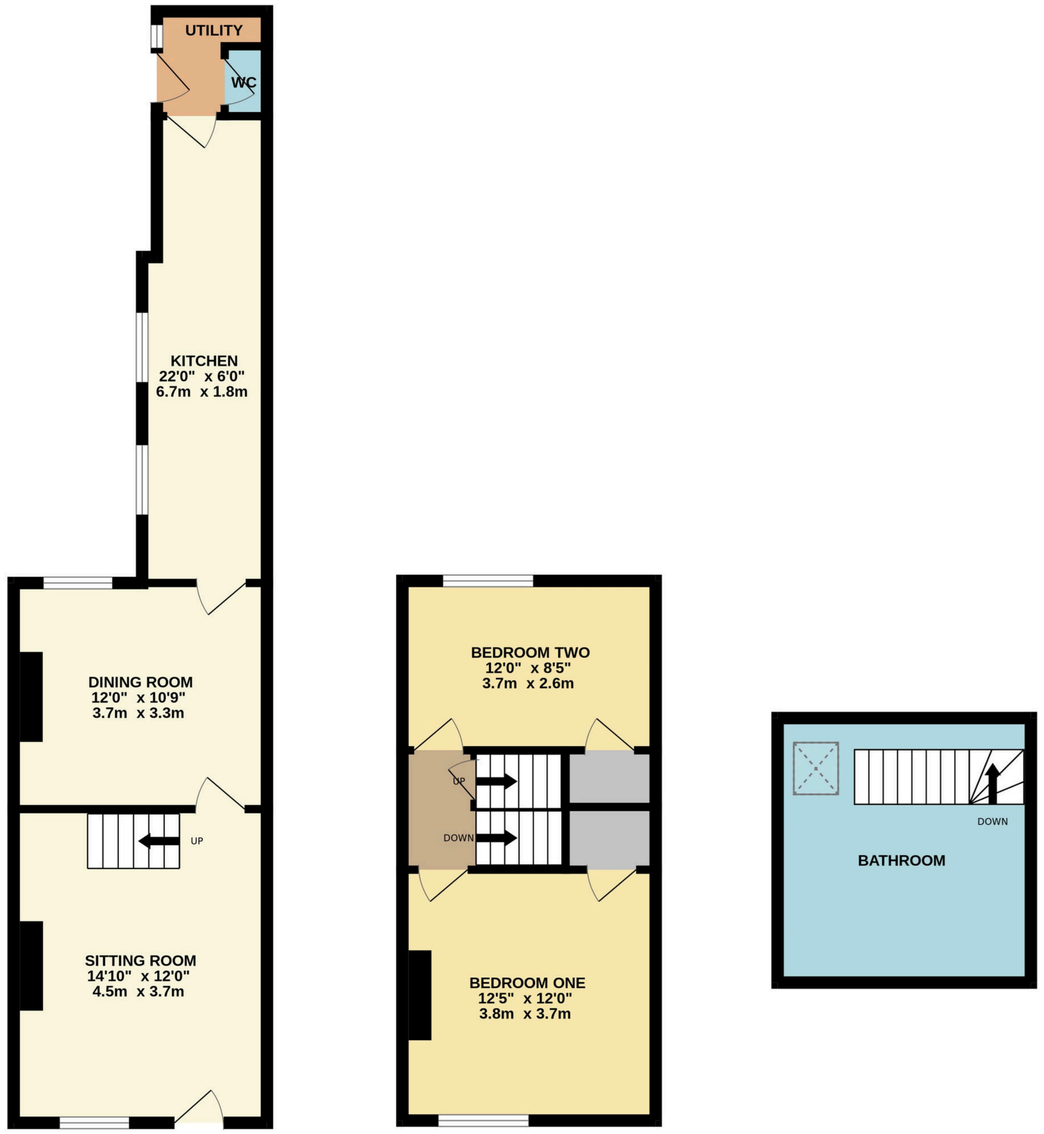
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The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

### Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken, buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.




TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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