

William.



25 Loughborough Road
Quorn, Loughborough, LE12 8DU

Guide price £360,000



25 Loughborough Road

Quorn, Loughborough, LE12 8DU

William. is proud to offer the opportunity to purchase this extended and immaculately presented three storey, two/three bedroom semi-detached home. Offered to market with the potential of *No Upward Sale Chain* This is a property which must be viewed!

Located on Loughborough Road within the ever-popular village of Quorn and within easy walking distance of the village centre, this fantastic property has been tastefully extended and upgraded whilst retaining a host of character features throughout. Accommodation in brief comprises: Entrance hall, formal living room with feature log burner and an impressive open plan kitchen / living space, utility area and guest WC to the ground floor. Whilst to the first floor are two well-proportioned double bedrooms and a large family bathroom, with a staircase rising from the main bedroom to an additional loft room located on the second floor. Externally the property boasts a low maintenance front garden and a private, landscaped rear garden with artificial lawn and large patio area - Making it the ideal space for outdoor entertaining! The private driveway to the front of the property provides parking for two vehicles.

The central location provides fantastic transport links to Loughborough, Leicester & Nottingham with regular bus services and the M1, A6 and A46 road networks 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 & Rawlins Academy as a secondary option. Bradgate Country Park is just a short drive away but from the doorstep, you can access Charnwood's open countryside.

Viewing of this property cannot be recommended highly enough to appreciate the location, potential and size of the accommodation on offer. Viewings are strictly by appointment only and are to be booked directly via William. Property.

ACCOMMODATION COMPRISES





GROUND FLOOR

Entrance Hall
3'7" x 3'7" (1.1 x 1.1)

Living Room
12'9" x 11'5" (3.9 x 3.5)

Open Plan Kitchen / Living
30'0" x 13'1" max (9.15 x 4.0 max)

Utility / Pantry
9'0" x 2'9" (2.75 x 0.85)

Downstairs WC
3'3" x 2'9" (1.0 x 0.85)



FIRST FLOOR

First Floor Landing
5'10" x 2'7" (1.8 x 0.8)

Bedroom 1
15'1" x 12'9" max (4.6 x 3.9 max)

Bedroom 2
12'9" x 8'6" (3.9 x 2.6)

Bathroom
9'4" x 5'6" (2.85 x 1.7)



SECOND FLOOR

Loft Room
14'1" x 13'1" max (4.3 x 4.0 max)

OUTSIDE

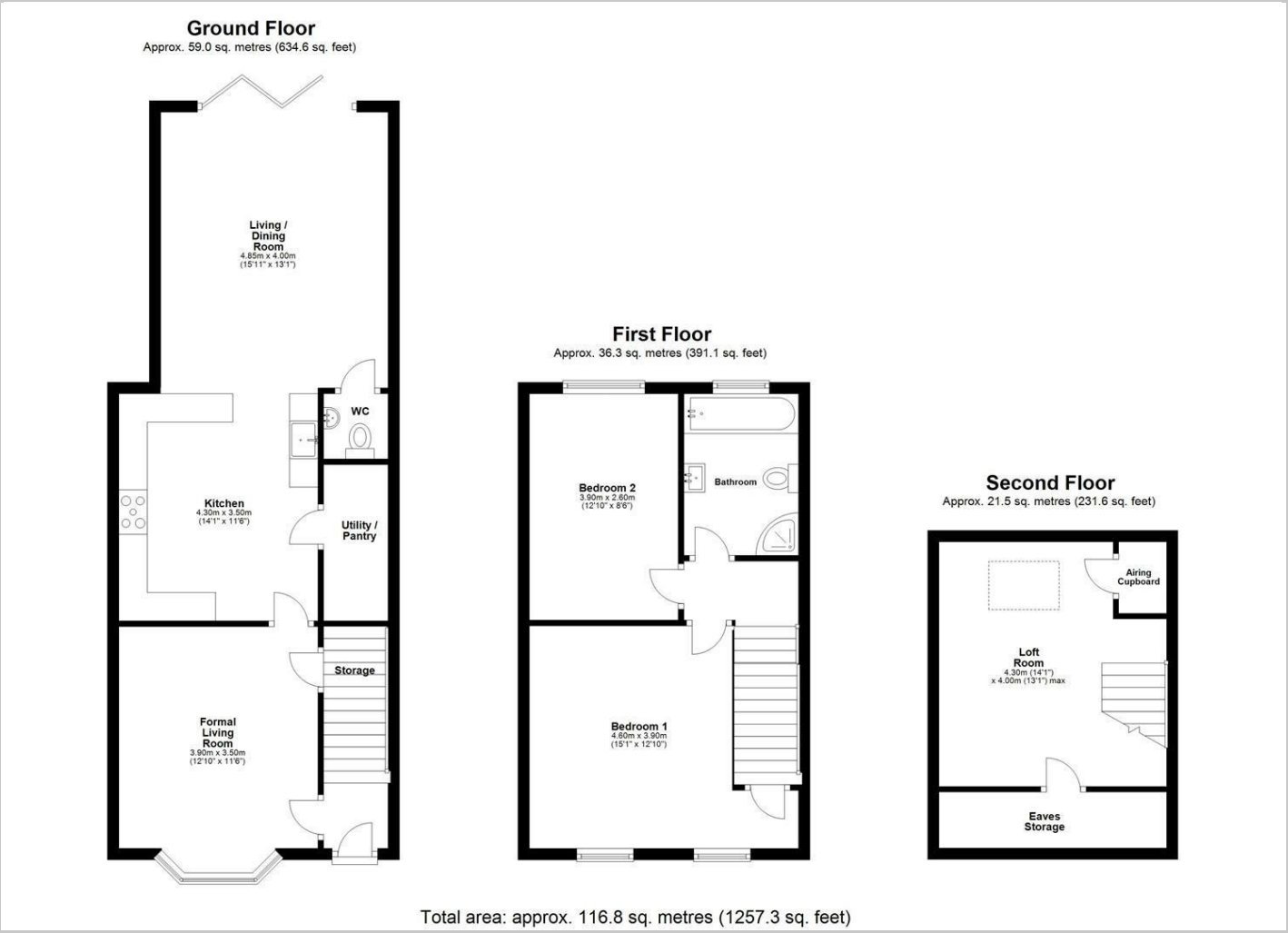
Driveway

Garden

Disclaimer



Floor Plan



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.

4 Rupert Law Close, Quorn, Loughborough, LE12 8PE
Tel: 01509 426 106 Email: hello@william-property.com <https://www.william-property.com>

Area Map



Energy Efficiency Graph

