



READINGS

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Leicester Road
Quorn, Loughborough, LE12 8BB

Offers In The Region Of £439,500



3



1



2



E

Leicester Road

Quorn, Loughborough, LE12 8BB

A deceptively well proportioned property set within this highly sought after Soar Valley village. The property benefits from gas central heating, is mostly UPVC double glazed and has an attractive rear garden which fronts the River Soar. The property further benefits from Riparian Rights to fish etc on the river. The property offers flexible accommodation with the ground floor providing an entrance hall, spacious lounge, separate dining room, kitchen, utility room, bedroom, shower room. On the first floor there are two double bedrooms, one of the bedrooms benefits from an en suite dressing room and there is a bathroom with four piece suite.

A block paved driveway provides parking for 3/4 cars plus a single integral garage.

Quorn is a particularly well serviced and highly desirable village situated off the A6 between Loughborough and Leicester. The village offers an excellent range of local shopping and schooling facilities and a number of restaurants. The village is well placed for all the local amenities of Charnwood Forest, for further schooling and shopping facilities at nearby Loughborough and ease of access to Leicester and the M1. Offered for sale with no onward chain an early viewing is advised to avoid missing out.

Council tax band - E

Entrance hall

Lounge

20'2" x 12'6" (6.15m x 3.82m)

Dining room

12'6" x 8'7" (3.82m x 2.62m)

Kitchen

11'10" x 9'8" (3.62m x 2.95m)

Utility room

12'5" x 5'5" (3.80m x 1.66m)

Bedroom

12'7" x 9'1" (3.84m x 2.79m)

Shower room

Landing





Bedroom
15'3" x 12'6" (4.67m x 3.82m)

Dressing room
7'2" x 6'0" (2.20m x 1.83m)

Bedroom
23'5" x 9'1" (7.14m x 2.79m)

Bathroom

Garage
17'8" x 9'2" (5.41m x 2.81m)



Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Tenure

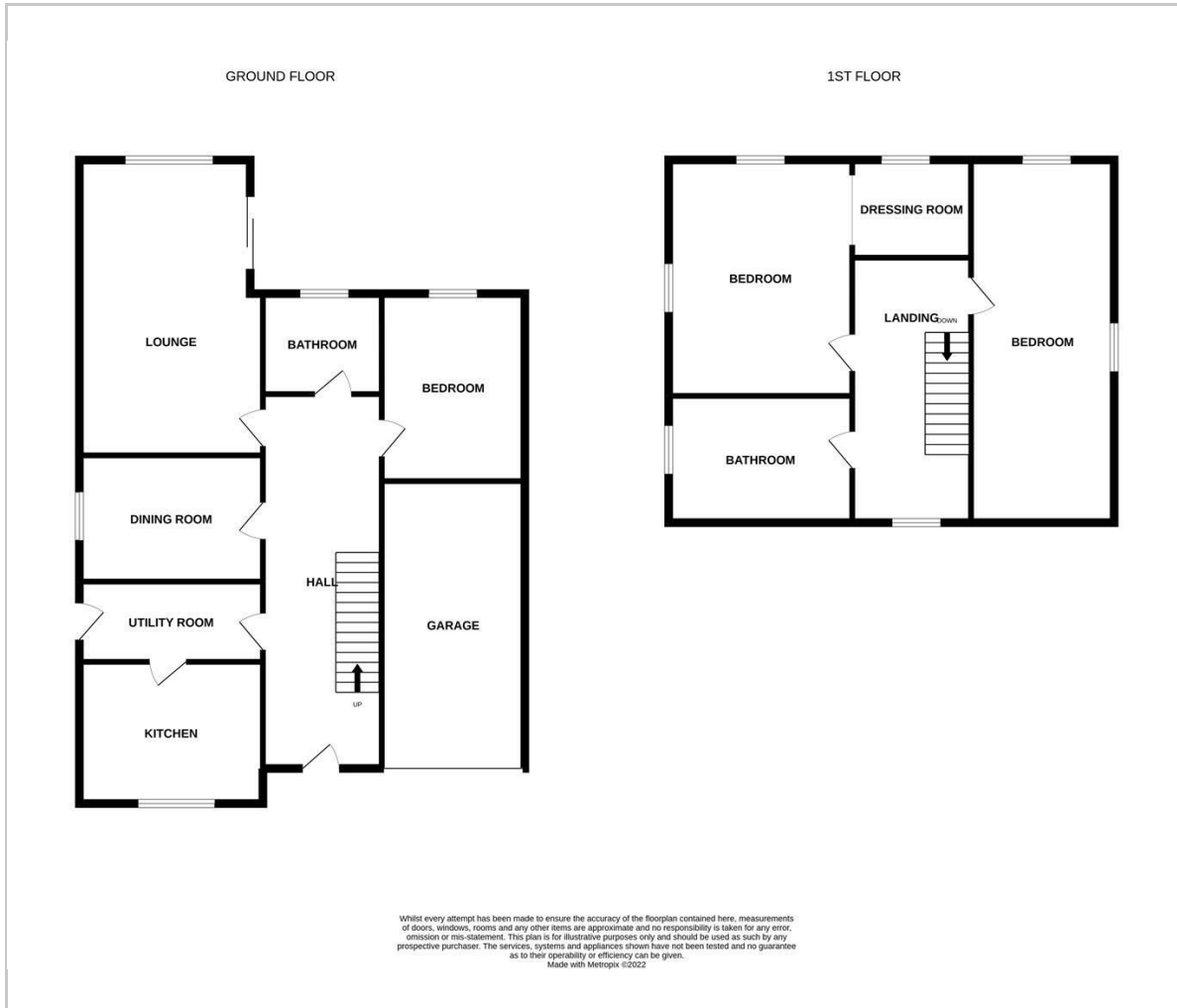
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



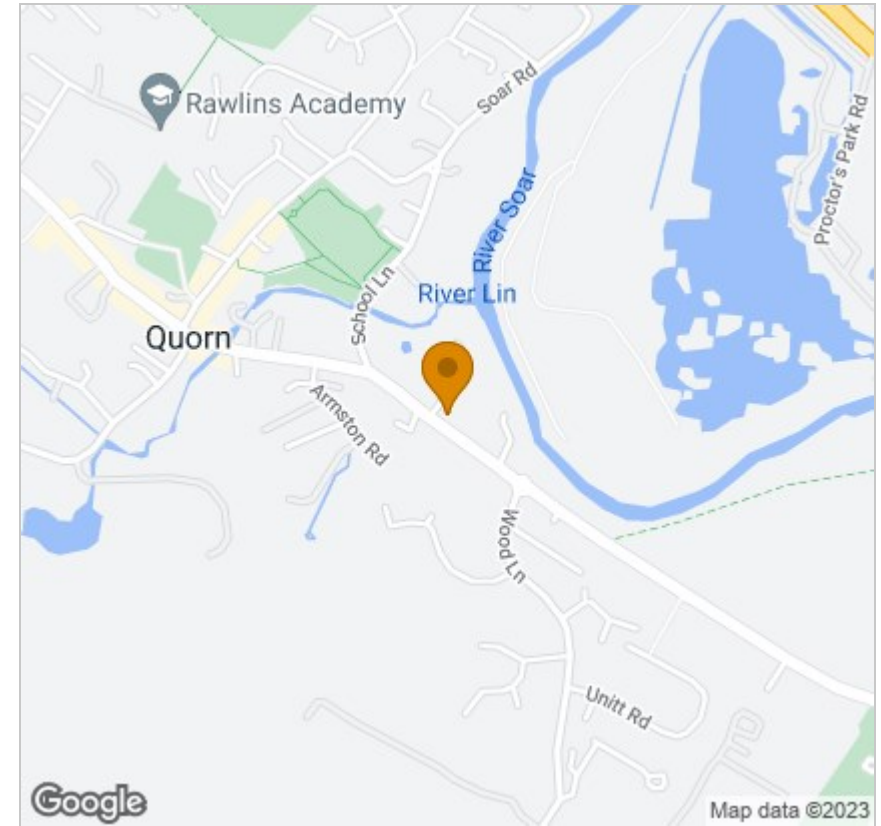
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

