

# William.



5 Nursery Lane  
Quorn, Loughborough, LE12 8BH  
Guide price £325,000



## 5 Nursery Lane

Quorn, Loughborough, LE12 8BH

William. is delighted to offer the rare opportunity to purchase this immaculately presented two double bedroom Edwardian Villa - Set in a prime location and boasting private off-road parking and garage to the rear, plus a stunning four piece bathroom, this is a property which must be viewed to fully appreciate the location and accommodation on offer!

Set on Nursery Lane, in the heart of Quorn, the property is just steps away from the wide-ranging amenities available within the village centre including: Stafford Orchard Park, cafes, supermarket, post office and a selection of pubs and restaurants. This fantastic home has been tastefully upgraded and maintained by the existing owner over the last forty years. Bright and spacious accommodation is set over two floors, in brief comprising: Entrance porch, living room, dining room, kitchen and garden room to the ground floor. Whilst to the first floor are two well-proportioned double bedrooms and an impressive bathroom!

Outside the property boasts a low maintenance front garden with feature railings. To the rear, the private, fully enclosed garden is the ideal space for entertaining, with characterful patio area and mature planted borders. The property also boasts private parking for two vehicles and a detached garage to the rear elevation (accessed via Disraeli Street) - A real bonus for a property with such a central village location!

The location provides fantastic transport links to Loughborough, Leicester and Nottingham with regular bus services and the M1, A6 and A46 road networks all within easy access. Direct rail links to Nottingham and London St. Pancras are also available from nearby Loughborough Railway Station. There a primary and secondary schooling options within walking distance.

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

ACCOMMODATION:





## GROUND FLOOR

**Entrance Porch**  
4'3" x 2'11" (1.3 x 0.9)

**Living Room**  
15'3" x 12'11" max (4.65 x 3.95 max)

**Dining Room**  
15'1" x 12'11" max (4.6 x 3.95 max)

**Kitchen**  
14'3" x 7'8" (4.35 x 2.35)

**Garden Room**  
7'10" x 6'6" (2.4 x 2.0)

## FIRST FLOOR

**First Floor Landing**  
15'1" x 3'3" (4.6 x 1.0)

**Bedroom 1**  
14'5" x 11'11" (4.4 x 3.65)

**Bedroom 2**  
11'11" x 11'1" (3.65 x 3.4)

**Bathroom**  
14'3" x 7'8" (4.35 x 2.35)

## OUTSIDE

**Front & Rear Gardens**

**Garage & Parking**



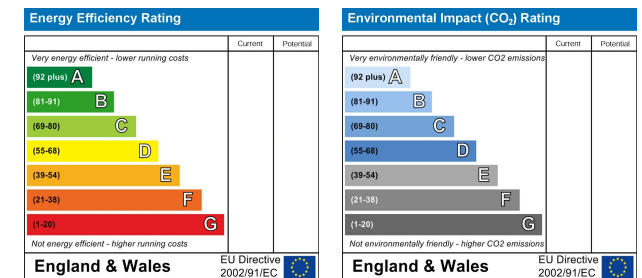
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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