



## 83, MEETING STREET, QUORN, LE12 8EU

\*\*\*A CHARMING TWO DOUBLE BEDROOM PERIOD COTTAGE IN AN EXCLUSIVE SETTING CLOSE TO THE CENTRE OF QUORN\*\* Requiring some further modernisation and improvement, we are indeed delighted to offer this most appealing TWO BEDROOM detached cottage having brick and rendered elevations which provides spacious accommodation including gas fired central heating and partial double glazing and lies within level walking distance from the centre of this highly regarded village. VIEWING RECOMMENDED.

In brief the accommodation may be described as: Entrance porch, Entrance lobby, Cloakroom with W.C, Lounge 19'6" x 12'0", separate Dining room and Kitchen off. Landing, two good sized Bedrooms and newly fitted Bathroom having white suite.

**PRICE £282,950**

**Call 01509 235534 for further information**

**ANDREW GRANGER & CO**

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## LOCATION

The property occupies an attractive, non estate setting within level walking distance from the centre of this most sought after and much favoured village some two miles south of Loughborough which provides wide ranging day to day amenities with Parish Church, all grades of schooling (St Bartholomews Primary School and Rawlins Community College), local shops, Post Office, Cooperative Foodstore, general convenience store, cafes and hairdressers, leisure facilities, Medical Practice and a variety of traditional public houses, restaurants and take away outlets.

Ideally placed for the University town of Loughborough, the village has access to many scenic walks throughout Charnwood Forest and there are excellent road links to Leicester, Nottingham, the A46 Western Bypass, M1 Motorway at junctions 21a (southbound) and 23 (northbound) and East Midlands Airport at Castle Donington.

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough via the A6 Leicester Road and proceed into the centre of Quorn. On reaching the mini roundabout turn right into Meeting Street where the property is eventually situated on the left hand side and will be clearly identified bearing our For Sale board.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

#### ENTRANCE LOBBY

With tiled floor.

#### CLOAKROOM/W.C.

Two piece suite comprising low level W.C., and bracket wash hand basin, tiled floor.

#### DINING ROOM 18'9" x 10'6" overall (5.73m x 3.22m overall)

Replacement double glazed window to the front elevation, further multi paned window to the rear elevation, staircase to the first floor, built in store with plumbing for an automatic washing machine, double radiator.

#### LOUNGE 19'6" x 12'0" (5.95m x 3.67m)

Brick fireplace with gas stove, recessed spot lighting, replacement double glazed window to the front elevation and pair of double glazed French doors to the rear courtyard, double radiator and single radiator.

#### KITCHEN 11'0" x 5'3" (3.37m x 1.62m)

Stainless steel one and a quarter bowl single drainer sink unit with mixer tap, wood effect wall and floor cupboards with roll top work surfaces, gas cooker point, stainless steel extractor hood, integrated dish washer, tiled floor, double radiator, glazed panel door to the courtyard.

### FIRST FLOOR

#### LANDING

Replacement double glazed window to the front elevation, access trap to the roof space, built in airing cupboard housing the hot water cylinder and gas fired boiler.

#### BEDROOM ONE 11'9" x 9'6" (3.6m x 2.9m)

Multi paned window to the rear elevation, radiator.



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**BEDROOM TWO 10'6" x 9'6" (3.22m x 2.9m)**

replacement double glazed window to the front elevation, stripped floor, radiator.

**BATHROOM**

Three piece suite in white comprising panelled bath with shower unit and splashguard, wash hand basin having mixer tap and low level W.C, complimentary wall tiling, recessed spot lighting, replacement double glazed window to the front elevation, chrome ladder style heated towel rail.

**OUTSIDE**

Low maintenance courtyard style rear garden with Astroturf, hot tub and brick built store.

**E P C**

Rating: 'E'

**COUNCIL TAX BAND**

Council Tax Band: 'C'

**PURCHASING PROCEDURE**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

**MONEY LAUNDERING**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

**MARKET APPRAISALS**

If you have a house to sell then we offer a Free Valuation, without obligation.

**SURVEYS**

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



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**Ground Floor**

Floor Area (Gross Internal) 49.3 sq.m. (531 sq.ft.) approx

Created using Vision Publisher™



**First Floor**

Floor Area (Gross Internal) 36.3 sq.m. (391 sq.ft.) approx

Created using Vision Publisher™

**LOCATION**



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**Call 01509 235 534**



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