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Barrow Road
Quorn

- Substantial extended family home
- Situated in the sought-after village of Quorn
- Large kitchen/breakfast room
- Four spacious reception rooms
- Five generously proportioned double bedrooms
- Main bedroom with en suite
- Mature gardens with paved seating terrace
- Double garage incorporating a workshop
- EPC Rating C / Council Tax Band E / Freehold

Situated in the highly sought-after village of Quorn, this substantial five double-bedroom property offers an exciting opportunity for growing families seeking space, versatility and the potential to create their ideal family home. Having been extended to provide additional living accommodation, the property offers generously proportioned rooms throughout, perfectly suited to the demands of modern family life.

The accommodation offers a wealth of versatile reception space, comprising a sitting room, dining room and separate living room, together with a large kitchen/breakfast room, utility and downstairs WC. An additional reception room provides further flexibility, ideal for a variety of uses to suit individual needs. To the first floor, there are five generously proportioned bedrooms, one of which benefits from an en-suite, together with a family bathroom.

Externally, the property enjoys a garden featuring a slab-paved seating terrace, with the remainder laid mainly to lawn and complemented by mature planted borders. A double garage incorporating a workshop, together with ample off-road parking, completes the outside space. Quorn is a highly regarded and particularly popular village, offering a lovely selection of local amenities and convenient access to Loughborough, making it an excellent setting for family life.













Location:
Quorn is a particularly desirable village, offering a wonderful balance of village charm and everyday convenience. The village boasts a fantastic selection of independent shops, cafés, traditional pubs, restaurants and local amenities, creating a welcoming community atmosphere. The area is also particularly popular with families thanks to its excellent choice of highly regarded local schools and educational facilities. With beautiful surrounding countryside, scenic walks and the popular Great Central Railway close by, Quorn offers a fantastic lifestyle for families and those looking to enjoy village living.

For commuters, Quorn is ideally positioned with convenient access to Loughborough, Leicester and the surrounding Charnwood area. The nearby road network provides links to the A6, A46 and M1, whilst Loughborough railway station offers regular services to Leicester, Nottingham, Sheffield and London St Pancras, making it an excellent location for those travelling further afield.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band E.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

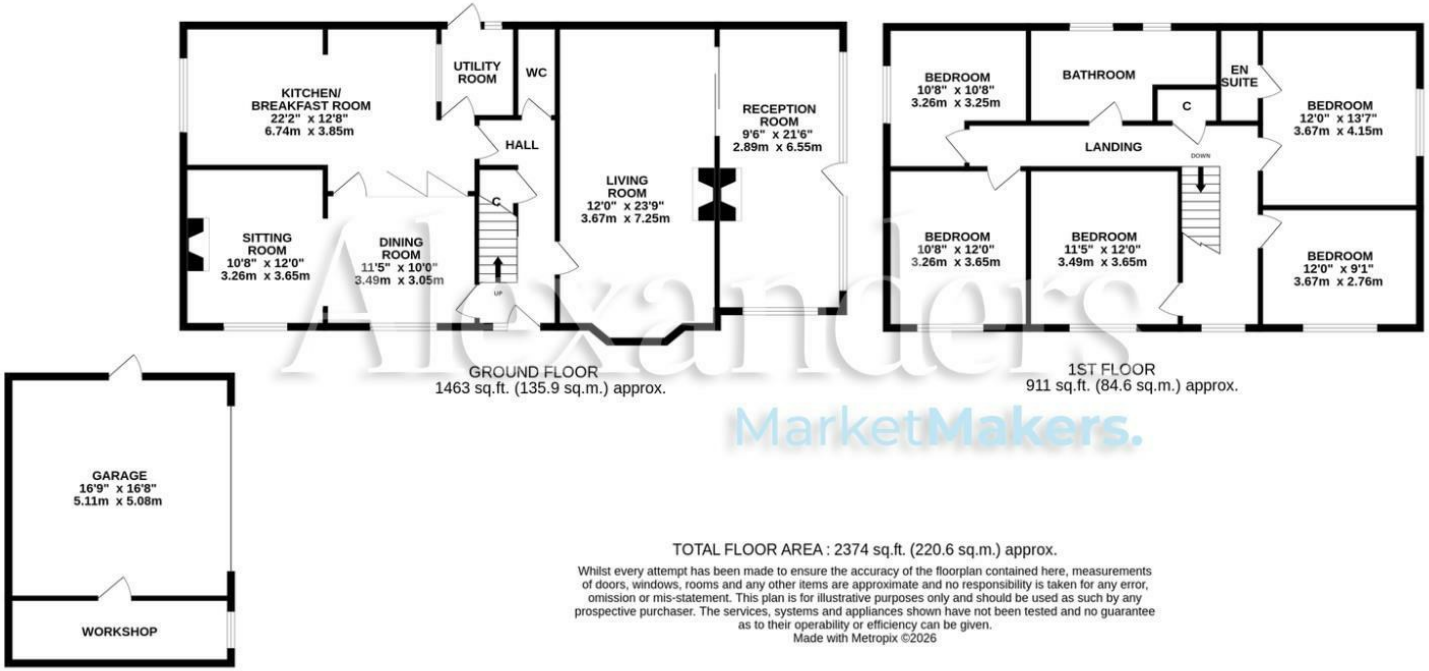
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.


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Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

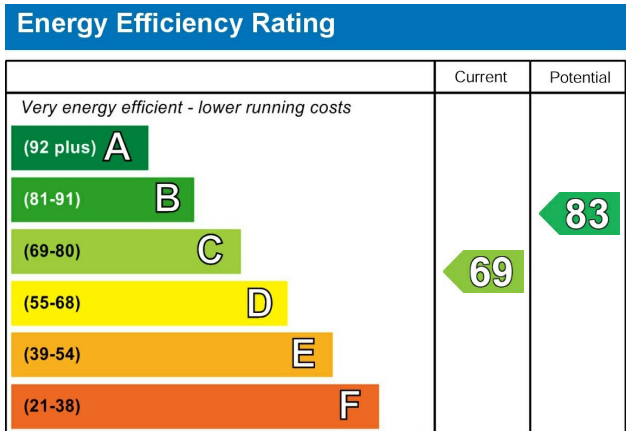
Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



TOTAL FLOOR AREA : 2374 sq.ft. (220.6 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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