



46 Freeman Way  
Quorn, Leics LE12 8SQ

MOORE  
& YORK





Property at a glance:

£189,950



### GENERAL INFORMATION

Quorn is without doubt one of the areas most sought after village locations being ideally placed for access to the University town of Loughborough with its fine range of amenities therein to include the renowned endowed schools, the University and Colleges as well as a wide range of shopping and recreational pursuits.

Quorn is also well placed for access to the city of Leicester, being a major centre of employment and to either Junction 22 or 23 of the M1 motorway.

The village itself has a thriving centre with numerous shops, pubs and restaurants as well as reputable schooling.

### EPC RATING

An EPC for this property has been ordered and the EPC rating will be shown shortly.



### FRONTAGE

The property sits adjacent to the entrance of the close with sprucely maintained gardens with hedging to the boundaries, gravelling and paving and a gated entryway to the right hand side leading to the rear garden with freshly painted fencing completing the look.

### ENTRANCE PORCH

With utility/storage cupboards off to the left hand side, glazed window to the right and storage plinth and shelf.

### ENTRANCE HALL

1.76m x 2.17m max (5'9" x 7'1" max)

Having tiled floor leading through to the kitchen, radiator, wall mounted consumer unit, ceiling light point and staircase rising to the first floor, timber door with decorative glazed panels inset to the front elevation, open-way at the side to the kitchen and a





further door at the rear leading to the lounge/diner.

### **KITCHEN**

2.69m x 1.86m (8'10" x 6'1")

With shaker style cream finish units to base and eye level with complementary ironmongery, roll edge timber effect work-surfaces and space for washing machine and upright fridge/freezer, cooker space, tiled splash-backs, extractor hood and matching tile upstands, concealed Ideal Logic central heating boiler, ceiling light point and UPVC double glazed window to the front elevation.

### **LOUNGE/DINER**

3.69m x 5.22m max 4.22m min (12'1" x 17'2" max 13'10" min)

With wall mounted gas fire, plentiful power points, TV and Virgin cable connection points (subject to subscription), two pendant light points, central heating thermostat, radiator, door to useful under-stairs general storage cupboard and double glazed sliding patio doors which lead rearwards to the garden.

### **REAR GARDEN**

### **DIRECTIONS**

Leave Loughborough in a southbound direction on the A6 and at the traffic island turn right as signposted for Quorn. Proceed along Loughborough Road and at the traffic

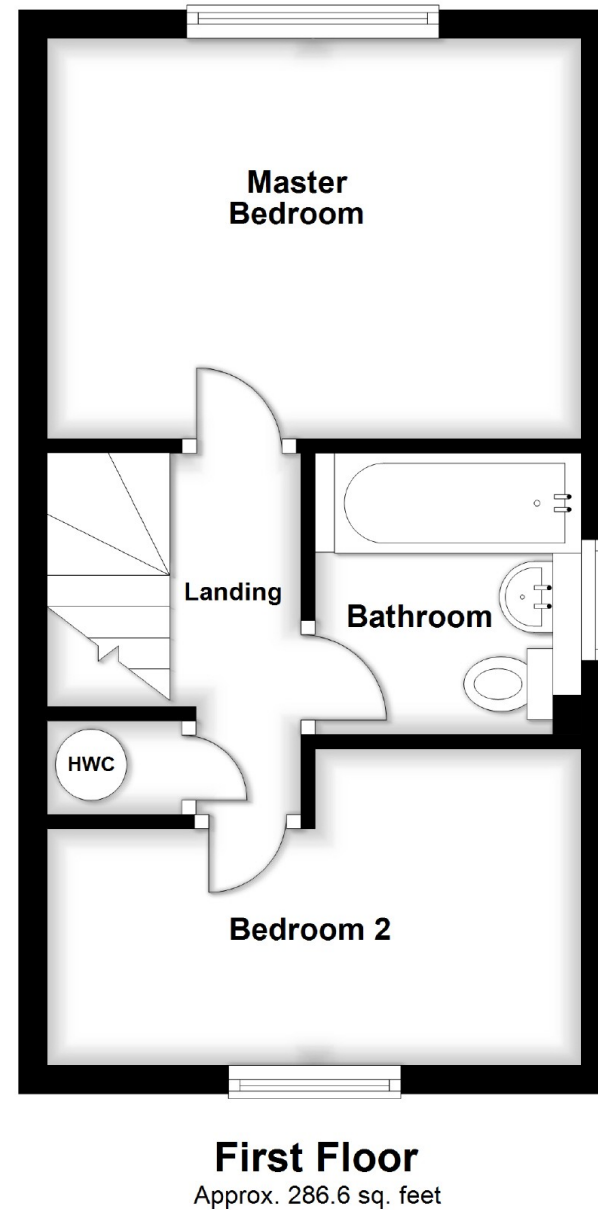
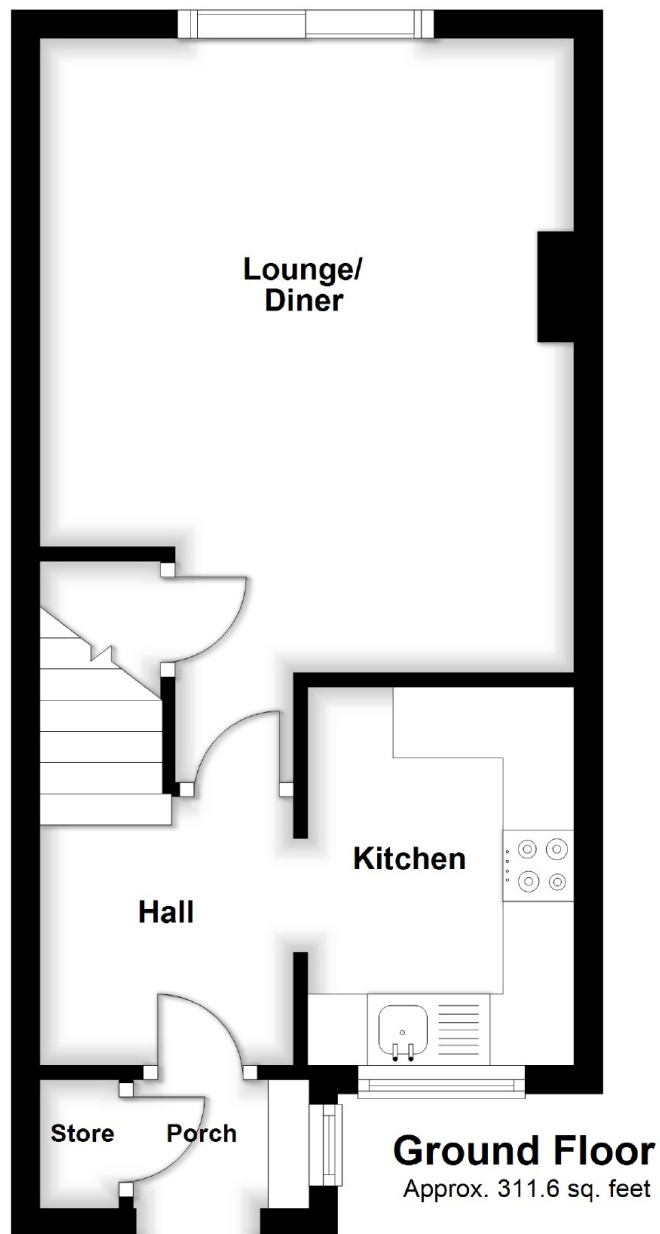
light junction turn left into Farley Way. From here take the second right hand turn into Pepper Drive and proceed along, turning right at the t-junction onto Deeming Drive. Follow the road around taking the first left into Freeman Way and proceed until the end of the close where the property can be identified by our For-Sale board.

### **PROPERTY INFORMATION**

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.







IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor.





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