

Alexanders



Poultney Drive

Quorn



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Quorn

- A family home in a sought-after location
- Excellent cul-de-sac position
- Delightful landscaped generous gardens
- Catchment for St Bartholomew's Primary School
- Private drive and a substantial garage
- Three reception rooms and a conservatory
- Three bedrooms and a family bathroom
- Potential for a detached home office or gym
- EPC Rating E

General Description

Alexanders of Loughborough are favoured with instruction to market this delightful extended three bedroom semi-detached home in the highly regarded Charnwood village of Quorn. The property occupies an enviable position in a quiet cul-de-sac location on Poultney Drive, within catchment of the revered St Bartholomew's Primary School.

The property is set back from the road behind manicured lawned front gardens and a double width driveway. There is a substantial garage attached to the property with double doors and a personal door to the main living accommodation. Expect to find a total of 1304 sq ft gross area, with accommodation to briefly comprise; Entrance hall with cloaks cupboard, sitting room with through dining room, conservatory, fully fitted kitchen with a snug accessible off with direct garden access. Upstairs are three good sized bedrooms (two are large doubles) and the family bathroom. The property is presented in good order and has been maintained to a high standard throughout.

To the rear are generous and impressive landscaped gardens laid in large part to lawn with mature beds and borders with a sunny and private aspect. There is also the addition of the former detached brick garage which would make an excellent home office or gym. The plot is larger than expected with a home of this type, and is a particularly impressive feature of the property.

Viewing strictly by appointment only via sole selling agent, Alexanders of Loughborough (01509) 861222. Virtual viewing available.



Situation

The property is just a short walk away from the centre of the highly regarded settlement of Quorn, lying between Leicester and Loughborough; the shops, facilities and entertainment on offer take some beating for a village; so does its convenience. There is really easy travel between the town and city and the lovely Charnwood countryside, easy access to respected private schools plus quality state schools and rapid access to London in approx. one hour and twenty minutes by train from Loughborough.

Accommodation

Hall

Sitting Room

15'9 x 10'11 (4.80m x 3.33m)

Dining Room

9'7 x 8'7 (2.92m x 2.62m)

Kitchen

9'10 x 5'2 (3.00m x 1.57m)

Snug

10' x 9'8 (3.05m x 2.95m)

Conservatory

9'8 x 9'3 (2.95m x 2.82m)

First Floor

Bedroom One

12'10 x 10'1 (3.91m x 3.07m)

Bedroom Two

10'11 x 9'10 (3.33m x 3.00m)

Bedroom Three

8' x 7'0 (2.44m x 2.13m)

Bathroom

7'2 x 5'10 (2.18m x 1.78m)

Garage

16'1 x 10'2 (4.90m x 3.10m)

Potential Office/Gym

15'8 x 8'5 (4.78m x 2.57m)

Tenure: Freehold. Local Authority: Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band D. 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.





GROUND FLOOR
APPROX. FLOOR
AREA 892 SQ.FT.
(82.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1304 SQ.FT. (121.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.
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.
General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.