



DRAFT DETAILS

**52 LEICESTER ROAD, QUORN, LOUGHBOROUGH,
LEICESTERSHIRE, LE12 8BB**



PRICE: £274,950

Situated within the popular village of Quorn, Freckeltons are pleased to offer this two bedroom end-terrace cottage to the market. Briefly, the accommodation comprises of a Lounge, Dining Room and Kitchen with a small porch off to the ground floor. To the first floor there are two double bedrooms and a family bathroom with separate bath and shower. Outside, there is a spacious driveway for multiple vehicles, a lawned garden with planting borders and a walkway to the rear. The property benefits to having access to two brick outhouses. Quorn itself benefits from easy access to Leicester and Loughborough as well as a bustling atmosphere having a variety of shops and restaurants. Viewing is advised to appreciate the size and location of the property on offer. Energy Rate E.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

LOUNGE: 3.73m x 3.63m (12' 3" x 11' 11") Timber door and UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator. Fireplace. Cupboard housing the properties meters. Door through to:

DINING ROOM: 3.73m x 3.63m (12' 3" x 11' 11") Single glazed timber window to rear elevation. Ceiling light point. Central heating radiator. Doors through to Kitchen, Stairway to first floor.

KITCHEN: 3.02m x 2.03m (9' 11" x 6' 8") Comprising of a range of base and eye level units and roll edge work surface with an inset stainless steel sink and side drainer. Space for Oven and Hob, Fridge and Washing Machine. UPVC double glazed window to side elevation. Ceiling light point. Central heating boiler. Single glazed timber door leading to:

REAR PORCH: Comprising of a base level unit with work surface. Space for freezer. UPVC double glazed sliding patio door to rear elevation. Ceiling strip light.

LANDING: Ceiling light point. Central heating radiator. Loft access hatch. Doors to:

BEDROOM 1: 3.81m x 3.66m (12' 6" x 12' 0") UPVC Double glazed window to front elevation. Ceiling light point. Central heating radiator. Feature fireplace.

BEDROOM 2: 3.66m x 2.9m (12' 0" x 9' 6") UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Feature fireplace. Over stairs cupboard.

BATHROOM: 3.1m x 2.13m (10' 2" x 7' 0") Comprising of a four piece suite to include Bath, separate Shower, W.C and Wash Hand Basin. Obscure UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Cupboard housing properties Immersion Cylinder.

OUTSIDE: To the front there is a lawned area with a small walkway leading to the front door. There is a spacious driveway for multiple vehicles which leads to a gate opening up to the rear garden. To the rear, there is a lawned area with planting borders and rustic stone walls. A pathway leads to the lawn from the rear of the property where there is a coal shed and outside W.C. We understand that there is a pedestrian right of way for numbers 54 and 56 across the rear of the property and down the driveway.



DIRECTIONS: From our office, proceed in a Southerly direction on the A6 Leicester Road and continue along the traffic island junction with the A6 bypass. Take the third exit from Loughborough heading into the village of Quorn, proceed over the traffic lights and over the mini traffic island junction in the centre of the village onto Leicester Road, where after a short distance number 52 can be located on the left hand side.

SERVICES: We understand mains Electricity, Gas, Water and Drainage services. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale.

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. 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 them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 6th January 2021. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor

