



Smiths
your property experts

Disraeli Street

Quorn

- No upward chain
- Beautiful, detached cottage in the heart of Quorn
- Off-road parking for two vehicles to the front
- Delightful courtyard gardens with a West facing aspect
- Two bedrooms and two bathrooms
- Shaker-style farmhouse kitchen with a separate utility room
- Homely interiors full of character and charm
- Stone's throw from the village centre and its amenities

General Description

Smiths Property Experts offer to the market, with no upward chain, a beautiful, detached cottage situated in a prime location in the heart of Quorn. Located on Disraeli Street, the property is just a one-minute walk from the village centre and all its amenities, with no passing vehicular traffic. There is off-road parking to the front of the property and beautiful West-facing courtyard gardens.

The property is within a moment's walk of the village centre and its amenities, including cafés, eateries, and boutique shops. The village has a strong and highly regarded community, excellent schooling options and is located within excellent reach of both Loughborough town centre and Leicester city centre. The village is also on the edge of the beautiful Charnwood Forest, close to Bradgate Park, Beacon Hill, as well as many other country parks.







The Property

The property is finished to an excellent standard throughout and offers period living accommodation over two floors extending to approximately 685 square feet. There is gas central heating upstairs, underfloor heating downstairs, and cottage-style uPVC casement windows.

In brief, the accommodation comprises a beautiful 'in frame' shaker-style farmhouse kitchen with a range cooker (cooker by separate negotiation) and wooden work surfaces, an adjacent utility room area and a wonderful garden room with an insulated roof that gives direct access out to the West-facing courtyard space. There is also a generous main sitting room with built-in joinery and a contemporary bathroom accessed via the utility room. Upstairs are two bedrooms, the principal affording valuable built-in storage, and a lovely modern shower room. The property is also fitted with a range of beautiful cast iron radiators.

The Outside

Outside, the cottage occupies a private and peaceful setting, with off-road parking for two vehicles to the front. There are stunning walled courtyard gardens to the side, with a West-facing aspect affording afternoon sun. Laid to Indian flagstone, the outside space is pretty and has a 'Mediterranean' feel. There is also a useful timber store to the rear, perfect for garden tools and outside furniture.







Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

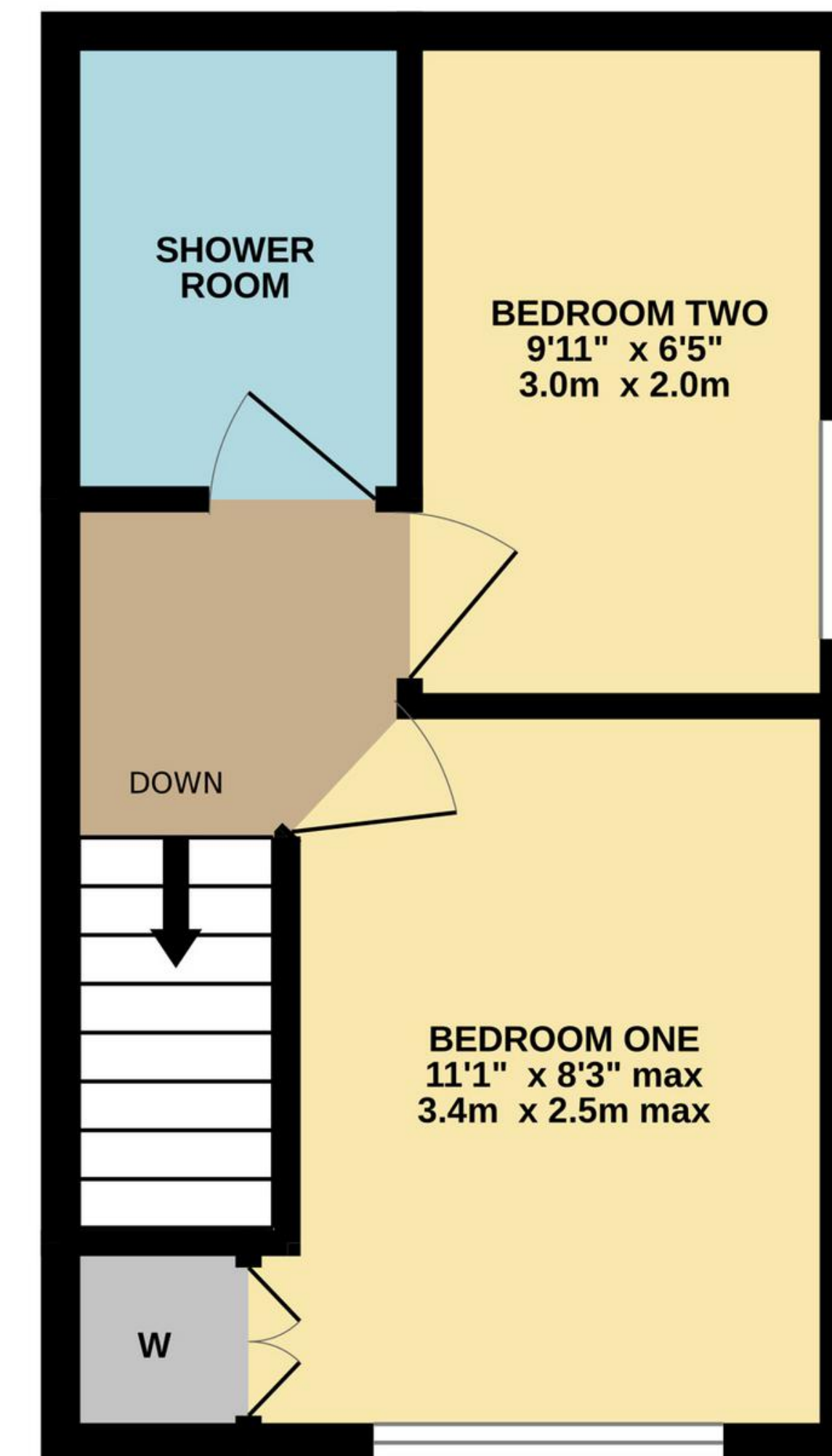
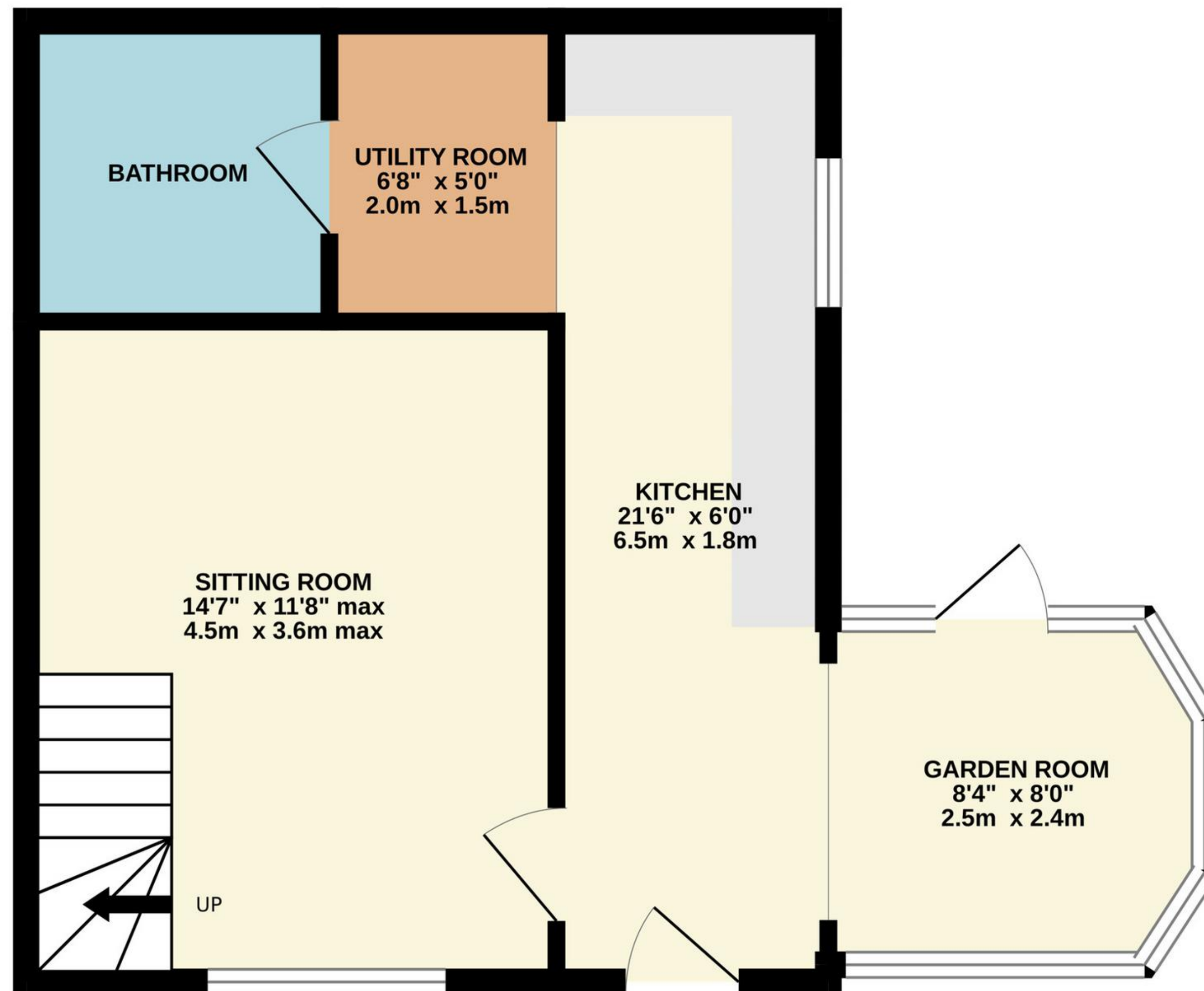
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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