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your property experts







# Elms Drive

Quorn

- Beautifully extended and remodelled 1930s family home
- Grounds extending to over 1/5th of an acre
- Highly desirable residential area in the heart of Quorn
- Generous floor area measuring approximately 2,687 square feet
- Exceptional open-plan kitchen, living and dining area
- Bi-fold doors leading to landscaped rear gardens
- Four impressive double bedrooms and four bath/shower rooms
- Private driveway and an oversized detached double garage

## General Description

Smiths Property Experts are thrilled to introduce to the market this beautifully extended and remodelled 1930s semi-detached family home. The property occupies grounds extending to over 1/5th of an acre on the highly regarded Elms Drive in the heart of the revered Charnwood Forest village settlement of Quorn.

The property boasts an impressive specification and approximately 2,687 square feet of spacious and light-filled living accommodation, with an additional large detached double garage to the front and an insulated summer house at the bottom of the garden. Occupying an enviable position as the first property outside the conservation area, this family home is a rarely available opportunity for any purchaser looking for a property in this highly desirable village.















## The Property

Our vendors have extended, remodelled, and finished the main house to a high standard since the start of their tenure in 2010. The property offers excellent family living accommodation spanning two and a half floors and measuring approximately 2,687 square feet.

The accommodation comprises a reception hall, a sitting room, a study/library, a shower room, a utility room, and a dining room linked to the most impressive 32' long open-plan kitchen. The kitchen incorporates dining and living areas flooded with natural light from the glazing in the pitched roof and bi-folding doors leading out to the gardens.

Upstairs and on the first floor are three double bedrooms, all with built-in wardrobes and a contemporary family bathroom. On the second floor is a further double bedroom suite with en-suite facilities. Of note is the principal bedroom suite, which has built-in wardrobes and a dressing area, an en-suite shower room, views across the rear gardens, and a centrepiece freestanding contemporary bath in the corner.











## The Outside

Occupying a rarely available and large plot extending to over 1/5th of an acre, the property is elevated and set back from the road behind a private driveway. There is off-road parking for numerous vehicles, planted borders, and, to the front corner of the drive, an oversized detached double garage with a workshop area and excellent mezzanine storage areas. The garage has power, light, and electrically operable roller doors.

The rear gardens are of note. Connected via bi-fold glazed doors from the main living space and boasting a high degree of privacy, the gardens are instantly accessible for family living and suitably landscaped. There are central lawns bordered by sunny entertaining terraces and planted borders. To the bottom of the garden is a raised area with a wonderful mature tree. There is also a 5.5m x 4.5m timber constructed garden room; which is insulated, double-glazed, and has power throughout. The space would make an excellent home gym or office.

## The Location

The village of Quorn is highly sought-after, offering a full host of amenities, including sought-after public houses, restaurants, independent shops, and excellent local schooling, including Rawlins Academy and St. Bartholomew's C of E Primary School. The beautiful Charnwood Forest, including Bradgate Park, is on your doorstep, and there are excellent transport links to nearby Loughborough and Leicester. The Loughborough Endowed Schools are also just two miles from the village.











## Property Information

EPC Rating C.

Tenure: Freehold. Council Tax Band: D.

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.





TOTAL FLOOR AREA : 3133 sq.ft. (291.1 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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