William.



18 Poulteney Drive

Quorn, Loughborough, LE12 8EY

Guide price £460,000

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William. is delighted to offer this immaculately presented and substantially extended four bedroom, two bathroom detached property to market. Boasting ** NO UPWARD CHAIN ** and open views to the rear elevation, this fantastic family home must be viewed to appreciate the accommodation on offer!

Set on Poulteney Drive, a peaceful cul-de-sac in the ever-popular village Quorn and within walking distance of the village centre, it is ideally located for St Bartholomew's Primary School, just moments away. Bright and spacious accommodation in brief comprises: Entrance hall, guest WC, office / play room, large living room, conservatory and a stunning bespoke dining kitchen & separate utility room (fitted by Charnwood Kitchens & Interiors) to the ground floor. To the first floor are four well-proportioned bedrooms (master with en-suite) and a separate family bathroom. Externally there are beautiful front and rear gardens, the rear being fully enclosed and boasting beautiful open views - Ideal for outdoor entertaining!

The property is within easy walking distance of Quorn village centre and its host of local amenities including a selection of cafés, pubs, restaurants and shops as well as doctors' surgery, dentists and post office.

The location also provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, A6 and A46 all within easy access. The Endowed Schools in Loughborough and Ratcliffe College are easily accessible and there are excellent state schooling options within the village itself including St Bartholomew's Primary and Rawlins Academy as a secondary option within walking distance. Bradgate Country Park is just a short drive away. However, from the doorstep, you can access a host of walks and links to Charnwood's open countryside.

Viewing of this property is highly recommended to appreciate the location, finish and accommodation on offer. Viewings are strictly By Appointment Only - Booked directly via William. Property

DETAILS:

























GROUND FLOOR

Entrance Hall
19'8" x 6'2" max (6.0 x 1.9 max)

Downstairs WC
5'8" x 2'11" (1.75 x 0.9)

Office / Play Room
9'10" x 5'10" (3.0 x 1.8)

Formal Living Room
23'9" x 10'9" max (7.25 x 3.3 max)

Conservatory
17'6" x 10'4" (5.35 x 3.17)

Luxury Dining Kitchen
27'0" x 12'7" max (8.25 x 3.85 max)

Utility Room
10'11" x 5'10" (3.35 x 1.8)

FIRST FLOOR

First Floor Landing

Bedroom 1
14'1" x 8'0" ,ax (4.3 x 2.45 ,ax)

En-Suite
6'10" x 5'8" (2.1 x 1.75)

Bedroom 2
11'1" x 11'1" max (3.4 x 3.4 max)

Bedroom 3
9'8" x 8'10" (2.95 x 2.7)

Bedroom 4
8'6" x 9'4" (2.6 x 2.85)

Family Bathroom
7'2" x 5'6" (2.2 x 1.7)

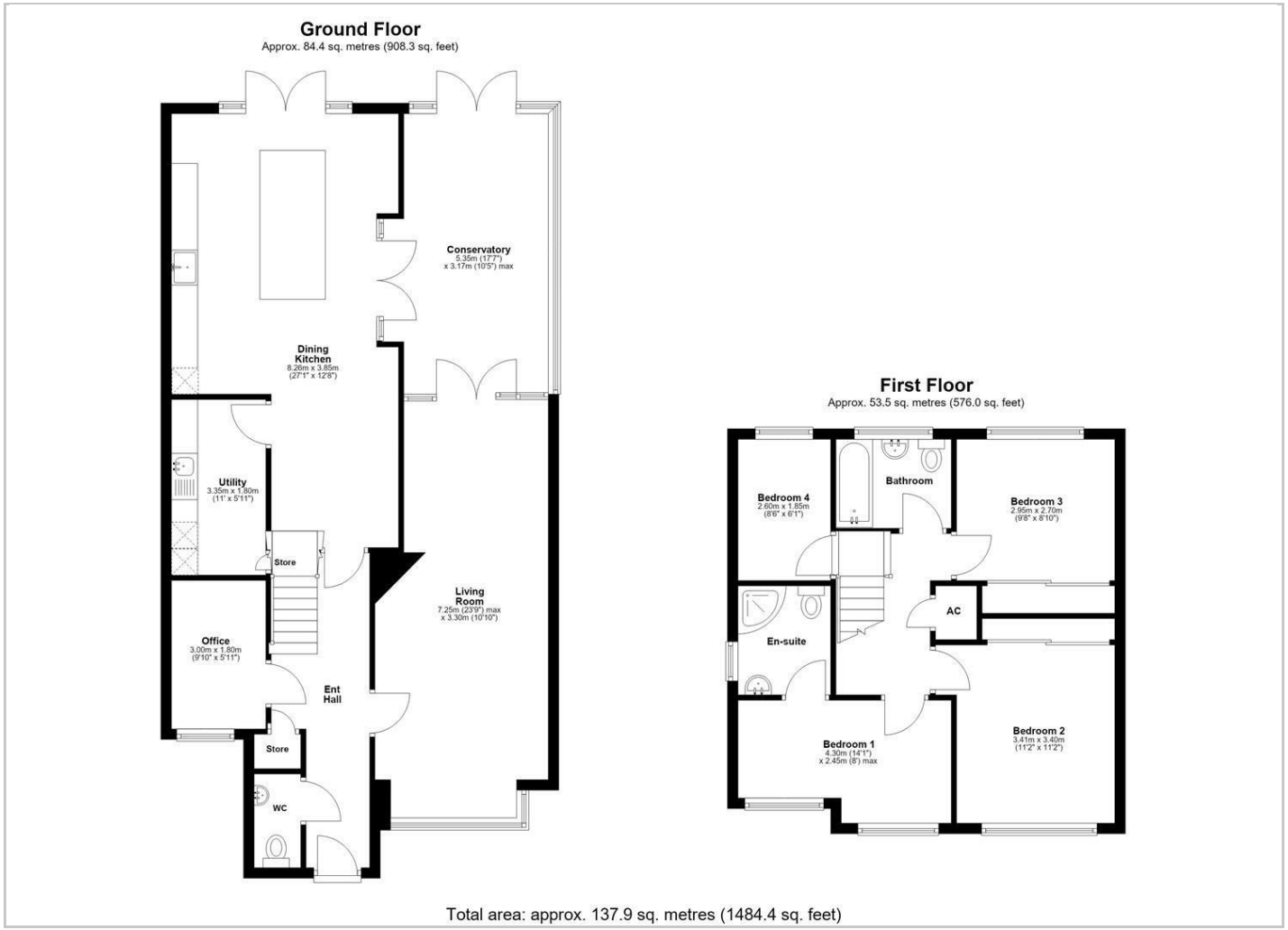
OUTSIDE

Driveway / Parking

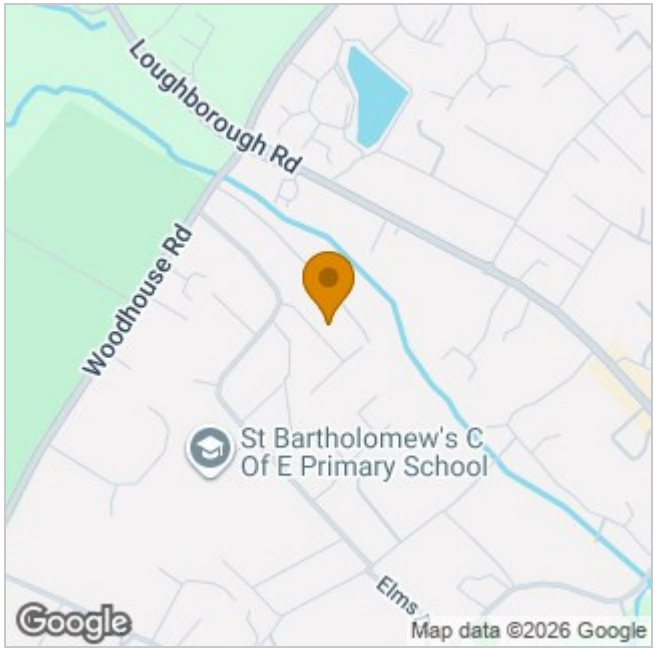
Front & Rear Gardens

DISCLAIMER

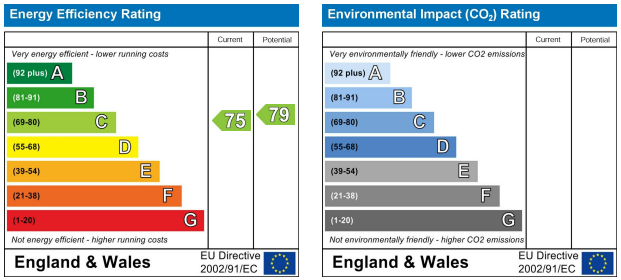
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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