



Deeming Drive Quorn

- Spacious four bedroom detached family home
- Sought-after village of Quorn
- Approximately 1,881 square feet
- Superb extended kitchen/dining room
- Underfloor heating to the extension
- Main bedroom with en suite
- Well-maintained private garden
- Generous detached garage/outbuilding
- EPC Rating C / Council Tax Band E / Freehold

Situated on the highly desirable Deeming Drive in the sought-after village of Quorn, this beautifully presented four bedroom family home offers spacious and versatile accommodation extending to approximately 1,881 square feet including the detached outbuilding. Well maintained throughout, the property combines generous proportions with a superb extended kitchen/dining space, character features and a particularly well-established garden.

A real highlight is the impressive extended kitchen/dining room, providing a generous central space with the added benefit of underfloor heating. The property also offers four good-sized bedrooms, including a main bedroom with en-suite, together with useful additional spaces and a detached garage/outbuilding offering valuable flexibility and storage.

Outside, the property enjoys a beautifully maintained garden with a good degree of privacy, while its position on Deeming Drive places it within easy reach of Quorn's village amenities and the surrounding Charnwood countryside. A well-loved home in an enviable village position, with excellent scope for comfortable modern living.





Accommodation:

The property is approached via a welcoming entrance hall, providing access to the main ground-floor rooms and stairs rising to the first floor. The sitting room features a characterful fireplace, while a separate dining room provides a further reception space.

The extended kitchen/dining room is a particular highlight, offering generous proportions and a well-planned layout with ample space for both dining and everyday living. The extension benefits from underfloor heating, while a useful utility room and access to the garden room complete the ground-floor accommodation.

To the first floor are four good-sized bedrooms, with the main bedroom benefiting from its own en suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom.

Gardens and land:

The property is complemented by a beautifully maintained garden, predominantly laid to lawn and providing a pleasant private setting adjoining the house. The garden offers ample space for outdoor seating and entertaining, together with established planting and a good degree of privacy.



A detached garage/outbuilding provides valuable additional storage and practical workspace, with further access to the garden.

Location:

Deeming Drive is situated within the popular village of Quorn, which offers a good range of local amenities including shops, cafés, public houses, restaurants and recreational facilities. The village is surrounded by attractive Charnwood countryside, with numerous opportunities for walking and outdoor pursuits nearby.

The nearby market town of Loughborough provides a broader range of shopping, leisure and educational facilities, while excellent road and rail connections provide convenient access to Leicester, Nottingham and the surrounding area.

Quorn therefore offers an appealing combination of village living, attractive countryside and convenient access to larger centres, with Deeming Drive occupying a particularly well-regarded residential position.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

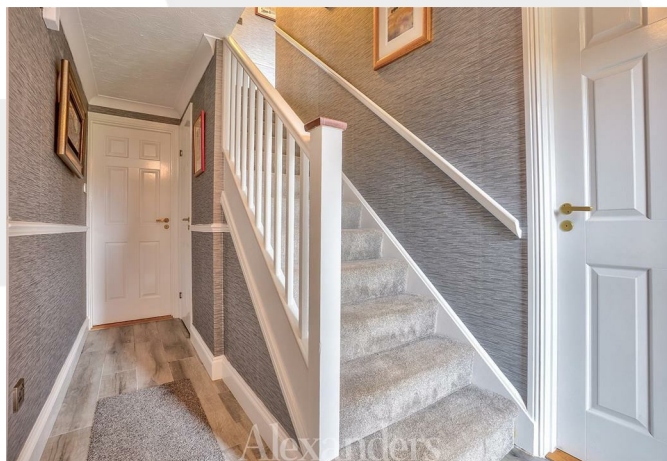
The property is being sold freehold with vacant possession upon completion.

Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band E.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.





Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

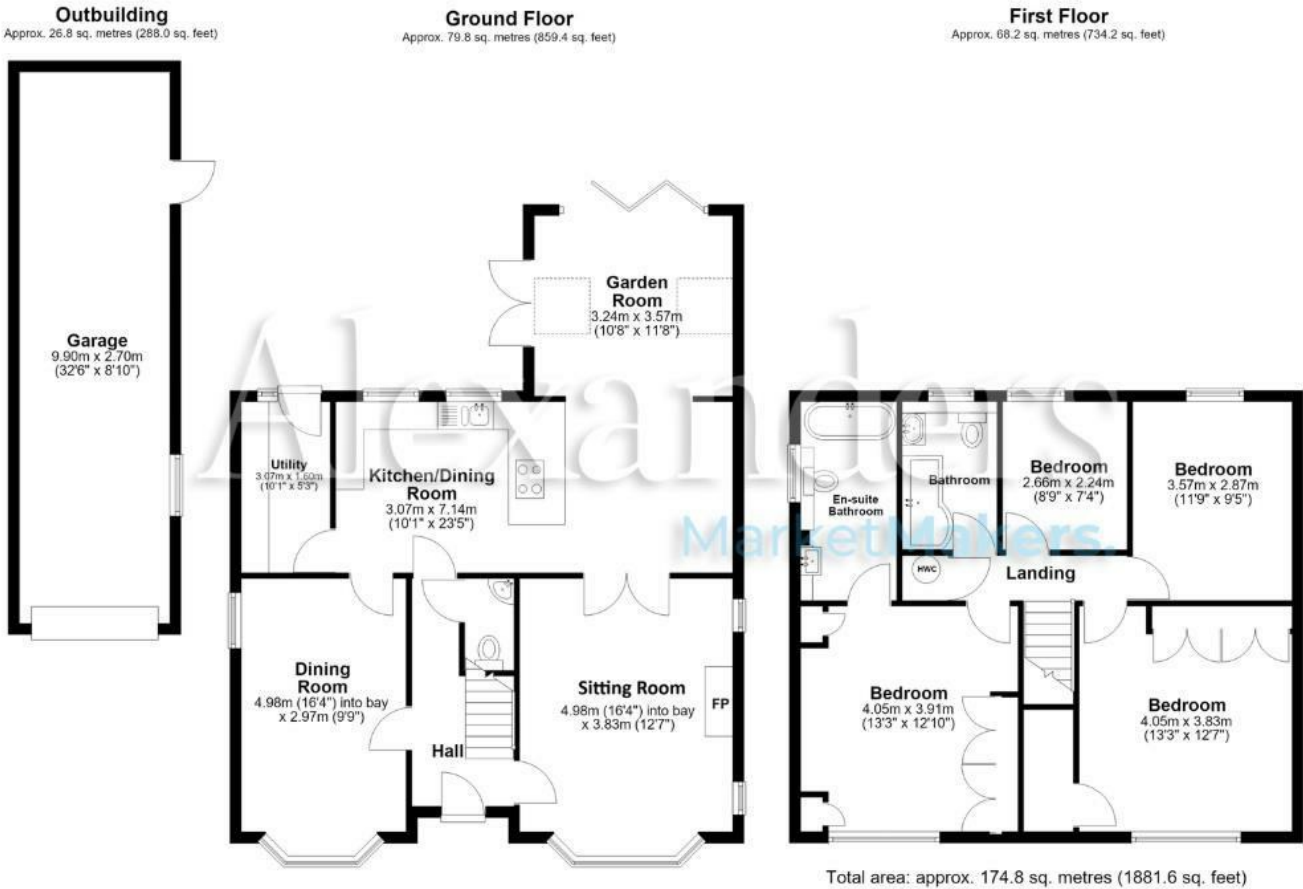
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	76
(39-54) E		
(21-38) F		



