

# Holders

A Modern Estate Agent



**109 Leicester Road**  
Quorn, Loughborough, LE12 8BA

Offers over £800,000



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Nestled on the outskirts of the charming village of Quorn, this delightful property is a true hidden gem that promises both tranquility and adventure. Offering almost 2300 sq.ft of versatile living space, this property is suitable for an array of purchasers. Positioned adjacent to the picturesque Stonehurst Farm, this detached house serves as an ideal base for those looking to explore the stunning landscapes of Charnwood, Leicestershire.

Welcome to this charming and spacious family home, where comfort meets character in a delightful setting. Upon entering the property, you are greeted by a welcoming porch, which leads through a traditional entrance door into a light and airy reception hall. This area features a convenient cloakroom with a modern W/C, providing an ideal spot for guests and a stairwell providing access to first floor accommodation.

The heart of the home is undoubtedly the stylish lounge, which boasts a cosy log-burning stove, perfect for creating a warm and inviting atmosphere during those winter evenings. Adjacent to the lounge is open to a versatile secondary reception area, which features doors that open up to the beautifully landscaped garden, seamlessly blending indoor and outdoor living.

At the core of this residence, you will find a stunning farmhouse-style living kitchen that embodies both functionality and charm. The kitchen is equipped with ample storage, modern appliances, and plenty of counter space, making it an ideal area for family

gatherings and culinary adventures. A separate ground floor bedroom provides additional accommodation options and features its own private access to the rear garden, ideal for guests. Completing the ground floor is a well-appointed utility room, adding practicality to everyday living.

Ascending to the first floor, you will discover a spacious landing that leads to two generously sized double bedrooms. One of these bedrooms benefits from an en-suite bathroom, ensuring a private retreat for its occupants. The additional family bathroom is tastefully designed, offering a relaxing space for unwinding after a long day.

A unique lobby area leads to two larger bedrooms with a window to front elevation, thoughtfully sectioned off by a secondary lobby space, providing both privacy and functionality. The master bedroom is a true highlight, featuring picturesque open countryside views from its front elevation. This tranquil space comes complete with an en-suite bathroom, which includes a luxurious bath with a shower overhead, a low flush W/C, and a stylish wash hand basin.

Outside, the property is complemented by a convenient driveway that leads to a garage, offering ample parking space for multiple vehicles. There is also side gated access to the rear garden, enhancing the property's appeal. The south-facing rear garden is a beautifully landscaped haven, providing a private sanctuary that is perfect for enjoying the summer months. Whether you're

hosting barbecues, gardening, or simply soaking up the sun, this outdoor space is sure to become a cherished part of your home.

For those who love the outdoors, an array of local countryside walks awaits right at your doorstep, allowing you to immerse yourself in the natural beauty of the area. The vibrant village of Quorn, just a short 10-minute stroll away, offers a delightful selection of restaurants, cozy coffee shops, and traditional pubs, making it a perfect spot to meet friends and enjoy the local culture.

In addition to the village's charm, you'll find Bradgate Park, the Great Central Railway, and the historic cities of Leicester and Nottingham all within easy reach. This property is more than just a home; it's a perfect retreat that combines comfort, style, and the allure of adventure, making it an exceptional choice for those seeking a harmonious blend of rural living and vibrant community life.

## **Disclaimer**

1. Intending purchasers will be asked to produce

identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

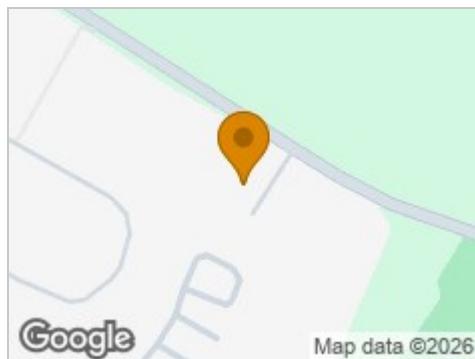
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



## Road Map



## Hybrid Map

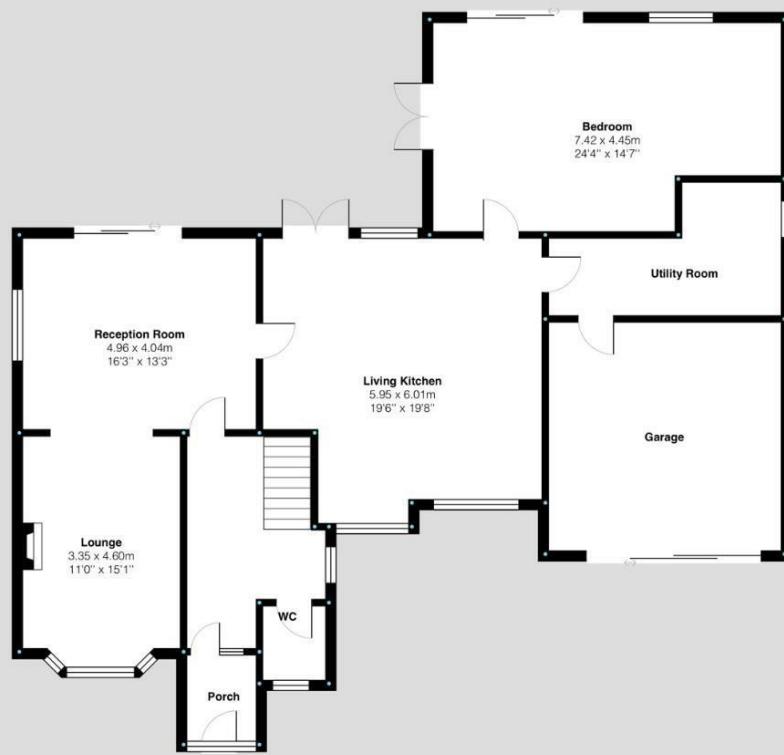


## Terrain Map



## Floor Plan

Ground Floor:



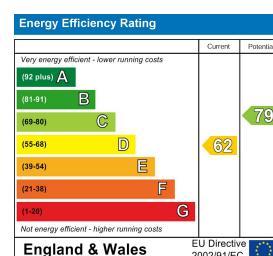
Leicester Road, Quorn  
Internal Square Footage: 2293 sq.ft

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## Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.