

# Holdere

A Modern Estate Agent



13 School Lane, Loughborough, LE12 8BL

£425,000

A charming and deceptively spacious three bedroom character cottage situated in the heart of Quorn village, enjoying an attractive position opposite Stafford Orchard Park. Offering stylishly presented accommodation with period features, a private cottage garden and a timber cabin ideal for home working, this unique home must be viewed to be fully appreciated.

## Summary

An exceptional opportunity to acquire this deceptively spacious and individually styled three bedroom character cottage, occupying a highly convenient and sought-after position in the very heart of Quorn village. Enjoying an attractive outlook opposite Stafford Orchard Park and within easy walking distance of a wide range of local amenities, this charming home combines period features with well-appointed modern living. Viewing is highly recommended to fully appreciate the accommodation on offer.

The property features attractive brick and stone elevations beneath a pitched slate roof and benefits from gas fired central heating and uPVC double glazing throughout.

Internally, the accommodation includes a superb open plan dining kitchen with a beamed ceiling, fitted shaker style units with hardwood worktops, a central island, Rangemaster cooker, Belfast sink and ample storage, together with access to the rear garden. The elegant lounge provides a warm and inviting living space, centred around an impressive inglenook multi-fuel burning stove, complemented by exposed beams and French doors opening onto the garden.

To the first floor are three well-proportioned bedrooms, including a principal bedroom enjoying views over Stafford Orchard Park. The second bedroom is a good-sized double, while the third offers flexibility for use as a study, nursery or guest room. A spacious split-level bathroom is fitted with a four-piece white suite including bath, separate shower, wash basin and W.C.

Outside, the property enjoys a private and fully enclosed cottage-style rear garden, designed for ease of maintenance with artificial lawn and a gravelled seating area. A timber cabin with power, lighting and electric heating provides an excellent home office or studio space. The garden is accessible from both the kitchen and the lounge.

This delightful cottage presents a rare opportunity to purchase a character home in a prime village setting, perfectly suited for buyers seeking charm, convenience and versatile living accommodation.

## 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.

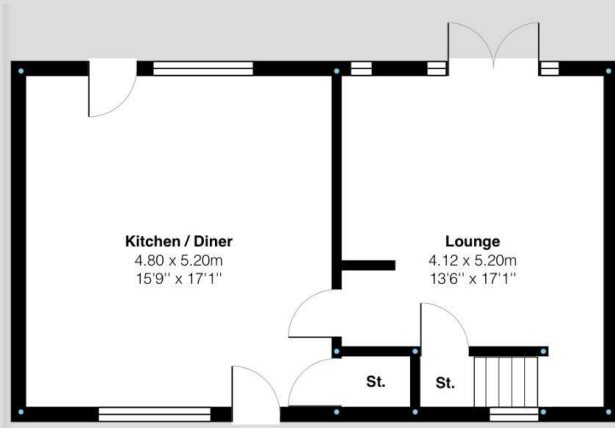
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## Extra Information

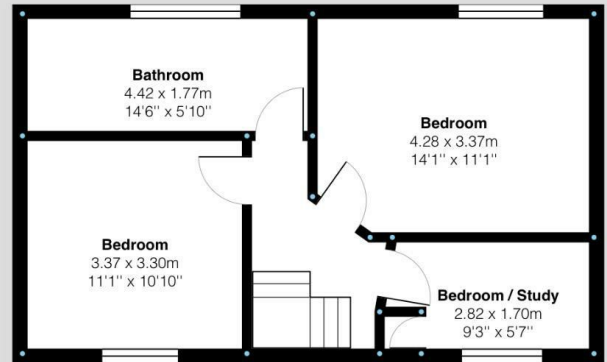
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# Floor Plan

Ground Floor:



First Floor:



School Lane, Quorn

Internal Square Footage: Approx 1023 sq.ft

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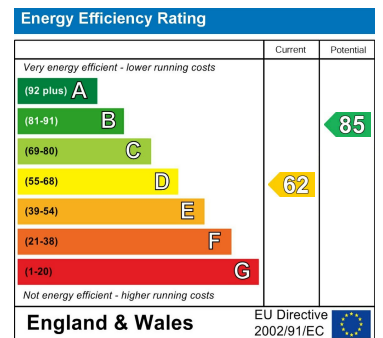
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## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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