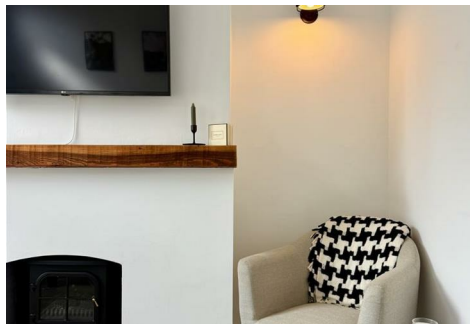


Holderr

A Modern Estate Agent



2 Barrow Road, Loughborough, LE12 8DJ

£290,000

This is a two double bedroom with attic conversion, Victorian end terrace property located on Barrow Road in the heart of the popular village of Quorn. The property offers great potential for extension, subject to planning permission, making it an ideal choice for First Time Buyers or those looking to downsize within this sought-after Charnwood Village. NO UPWARD CHAIN,

Inside, the property features bright and spacious living accommodation with a formal living room, dining room, and separate kitchen on the ground floor. Upstairs, there are two double bedrooms and a family bathroom. To the second floor is an attic conversion with a separate w/c. The property retains a selection of original character features, adding to its charm.

Externally, there is a private, low maintenance rear garden with the rare benefit of its own private access. There is also potential to extend further to the rear, subject to planning permission. On-street parking is available at the front of the property.

The location of the property is highly convenient, with Quorn village centre and its amenities just a short walk away. These amenities include cafes, pubs, restaurants, a doctor's surgery, dentist, and post office. The property also offers excellent transport links to Loughborough, Leicester, and Nottingham, with easy access to the M1, A6, and A46.

For families, there are reputable schools nearby, including the Endowed Schools in Loughborough and Ratcliffe College. Within the village itself, St Bartholomew's Primary and Rawlins Academy provide excellent state schooling options. Additionally, Bradgate Country Park is just a short drive away, offering a beautiful natural retreat.

Disclaimer

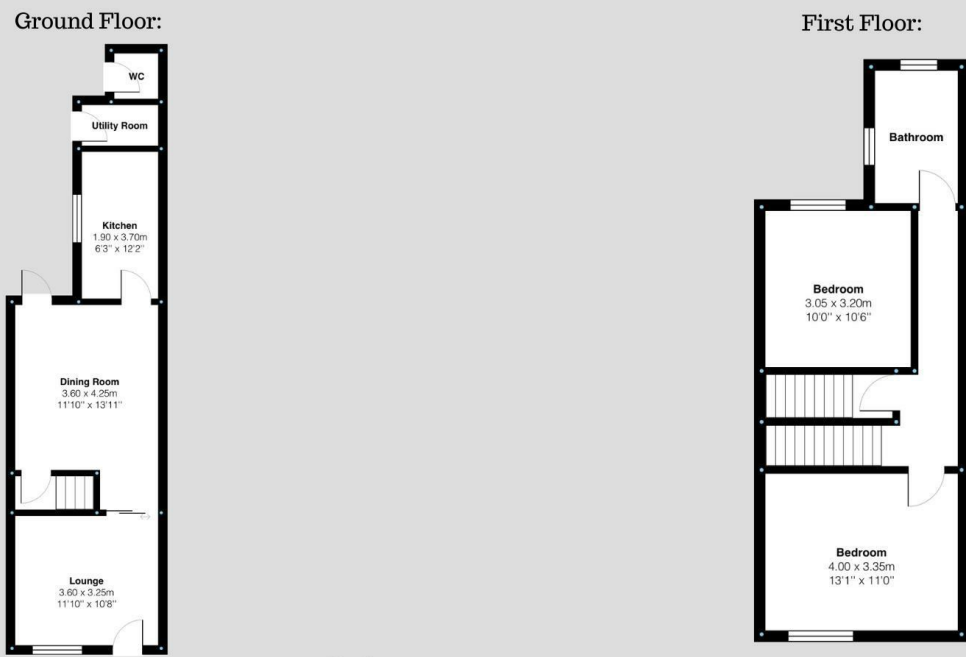
1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered 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.

Extra Information

To check Internet and Mobile Availability please

use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



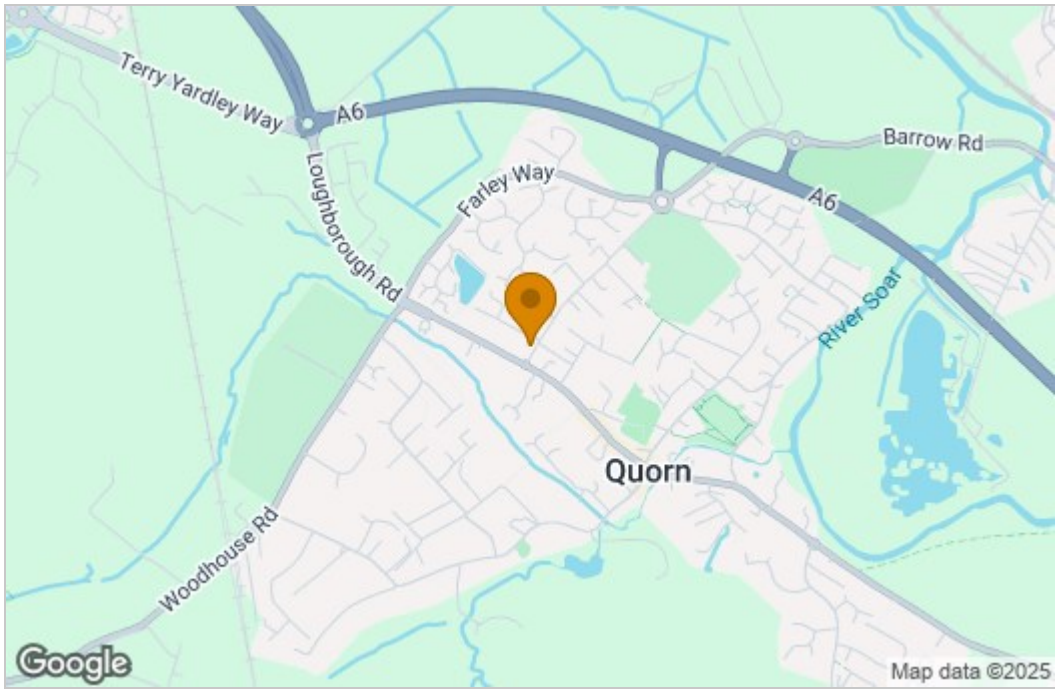
Barrow Road, Quorn
Internal Square Footage: 1054 sq.ft

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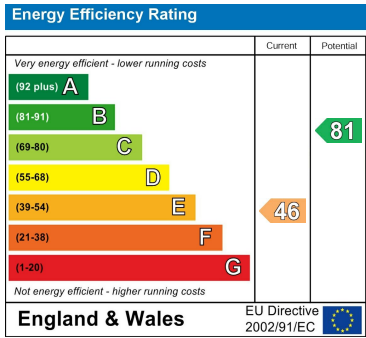
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Area Map



Energy Efficiency Graph



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