Holders

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46 Poulteney Drive, Loughborough, LE12 8EY

Offers over £350,000

A well-presented and extended three-bedroom semi-detached home, offered with no upward chain and situated in a sought-after Quorn cul-de-sac, featuring two reception rooms, an extended dining kitchen, utility area and versatile additional office/playroom space. Further benefits include a private driveway, enclosed rear garden and a convenient location within walking distance of the village centre and St Bartholomew's Primary School.

Summary
Situated within a popular and peaceful cul-de-sac in the highly regarded village of Quorn, this well-presented and extended three-bedroom semi-detached home is offered to the market with NO UPWARD CHAIN. Ideally positioned within walking distance of the village centre and local schooling, the property offers versatile and thoughtfully arranged accommodation, including two reception rooms, an extended dining kitchen, separate utility / study area and useful additional storage.

The accommodation begins with a welcoming entrance hall, which provides access to the principal ground floor rooms and staircase rising to the first floor. The living room is positioned to the front of the property, offering a comfortable and inviting space, with an adjoining family room to the rear providing excellent flexibility for a variety of uses, whether as a further sitting room, formal dining area or home office. Bi-folding doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

The extended dining kitchen forms the heart of the home and is fitted with a contemporary range of wall and base units, complemented by contrasting work surfaces and a selection of integrated appliances. There is ample space for a family dining table, whilst the adjoining utility area provides additional worktop and storage space, together with plumbing for laundry appliances and access to the rear garden. Further versatility is offered with integral access to the garage which could be converted to provide an ideal space for a home office, playroom or hobby room, alongside a separate store room offering useful additional storage.

To the first floor, the landing leads to three well-proportioned bedrooms, comprising two comfortable double rooms and a further single bedroom. These are served by a modernised family bathroom, fitted with a contemporary suite including a bath with shower over, wash basin and WC.

Externally, the property has off-road parking for approximately two to three vehicles, alongside a low-maintenance frontage and access to the useful garage storage area. To the rear, the enclosed garden provides an attractive and private outdoor space, featuring a paved patio adjoining the property, lawned area.

Poulteney Drive enjoys a particularly convenient position within Quorn, with the village centre easily accessible on foot and offering an excellent selection of independent shops, cafés, restaurants and traditional public houses, alongside everyday amenities including a post office, medical centre and dental practices. St Bartholomew's Primary School is also within comfortable walking distance, with Rawlins Academy providing secondary education nearby. The property is well placed for access to Loughborough, Leicester and the surrounding Charnwood countryside, whilst the A6, A46 and M1 motorway network provide convenient connections for commuters.

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.

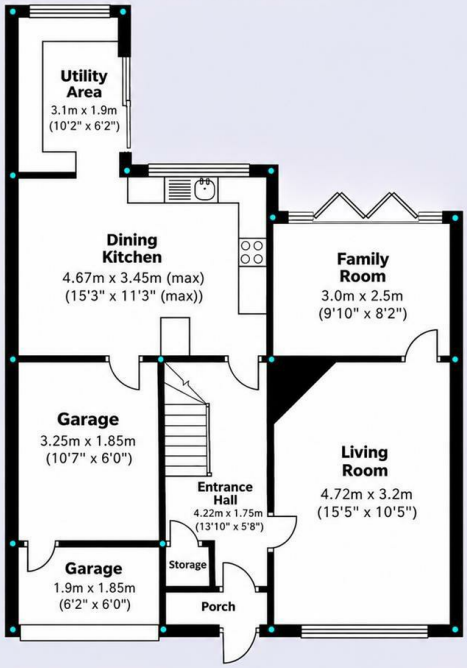
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Extra Information
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

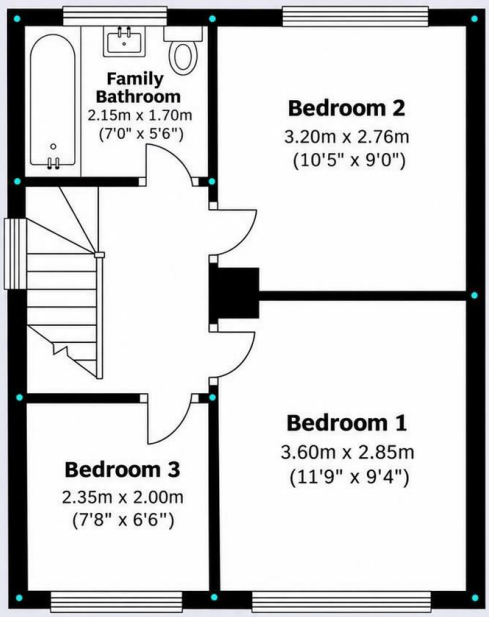
Ground Floor



Poulteney Drive, Quorn
Total Floor Area: 1110 sq.ft

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First Floor



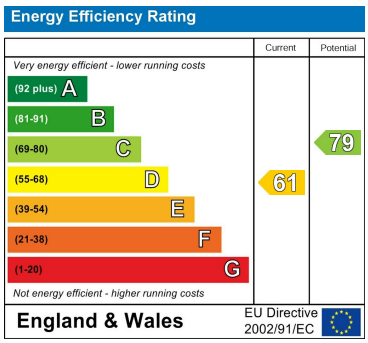
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Area Map



Energy Efficiency Graph



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