



Smiths
your property experts

Paddock Close

Quorn

- No upward chain
- Superb 1960s detached family home
- Generous frontage and a sweeping driveway
- Mature private gardens with a south-facing aspect
- Four/five bedrooms and three bathrooms
- Kitchen/breakfast room and three reception rooms
- Generous garaging and a workshop
- Huge potential to be extended or developed (STP)

General Description

Smiths Property Experts are delighted to offer to the market this superb home, which has only been on the market once before in its history, on the desirable Paddock Close in the sought-after village of Quorn. The property is located on a wonderful, mature plot with a south-facing rear garden and nearly 1,700 square feet of accommodation (excluding the workshop and garage). It has huge potential to be extended or developed (subject to the necessary planning consent), providing the opportunity for a new owner to modernise what is a lovely 1960s home.

Having been extremely well-maintained, the accommodation benefits from gas central heating and double glazing. The living space is generous and includes a kitchen/breakfast room, three reception rooms, four/five bedrooms, and three bathrooms. The property is set back behind a sweeping driveway with a double garage and a further oversized single garage.







The Property

The property is offered for sale with no upward chain and has been extremely well-maintained by the present owners both inside and out. The property is entered via an entrance porch that leads into the hallway, with stairs leading to the first floor. The sitting room features a fireplace, a picture window, and a door leading to the rear garden. The dining room overlooks the front and provides formal entertaining space. The kitchen/breakfast room is fitted with a range of base and wall units, as well as further pantry storage. It also features a utility room that provides space for appliances and houses the central heating boiler, with a door leading to the rear. To complete the ground floor, there is a study that could be used as a family room or playroom.

Upstairs, the principal bedroom gives way to a dressing room/bedroom/nursery, and in turn to a modern en-suite. There are three further well-proportioned bedrooms, another four-piece ensuite, and a separate main bathroom.

The Outside

The property is positioned behind a private, sweeping driveway, providing ample parking and access to the garages. There is an artificial lawn to the front, featuring shaped and manicured shrubs. Access to the rear garden is via a side, gated pathway. The rear garden has a private, south-facing aspect. There is a flagstone patio, a low-level wall with inset flower beds, and the remainder is mainly laid to lawn. The hedge and shrubs to the rear provide a degree of shade and privacy, and if removed, would increase the garden size. There is a greenhouse as well as outbuildings that comprise a double garage and an oversized single garage, both with electric up-and-over doors, and a separate workshop.







The Location

The settlement of Quorn is a desirable Charnwood village with a thriving community and amenities including sought-after public houses, restaurants, coffee shops, and eateries, as well as independent shops and excellent local schooling. The beautiful Charnwood Forest, including Bradgate Park, is on your doorstep, and there are excellent transport links to nearby Loughborough and Leicester. The Loughborough Endowed Schools are also just two miles from the village.

Property Information

EPC Rating: E.

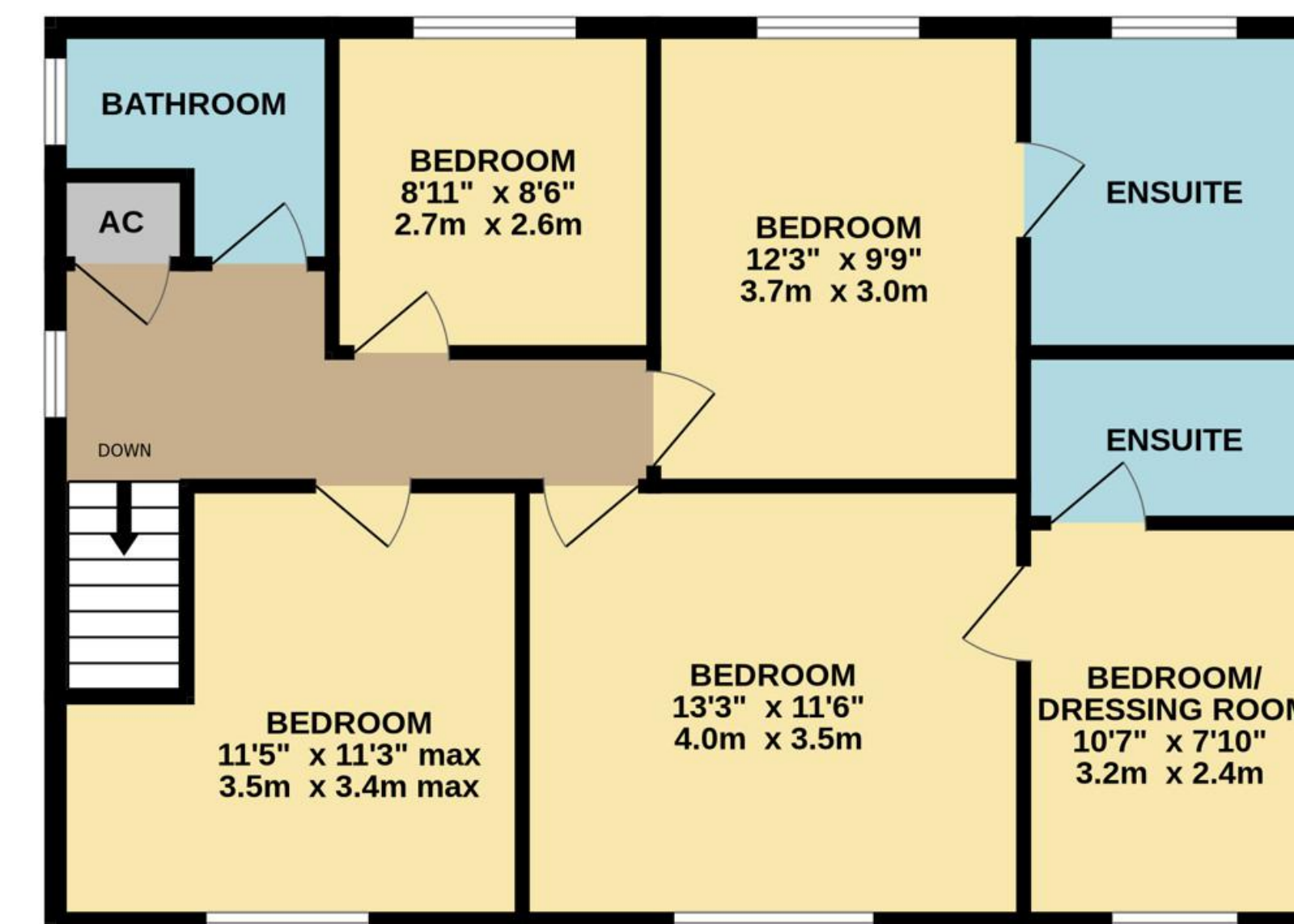
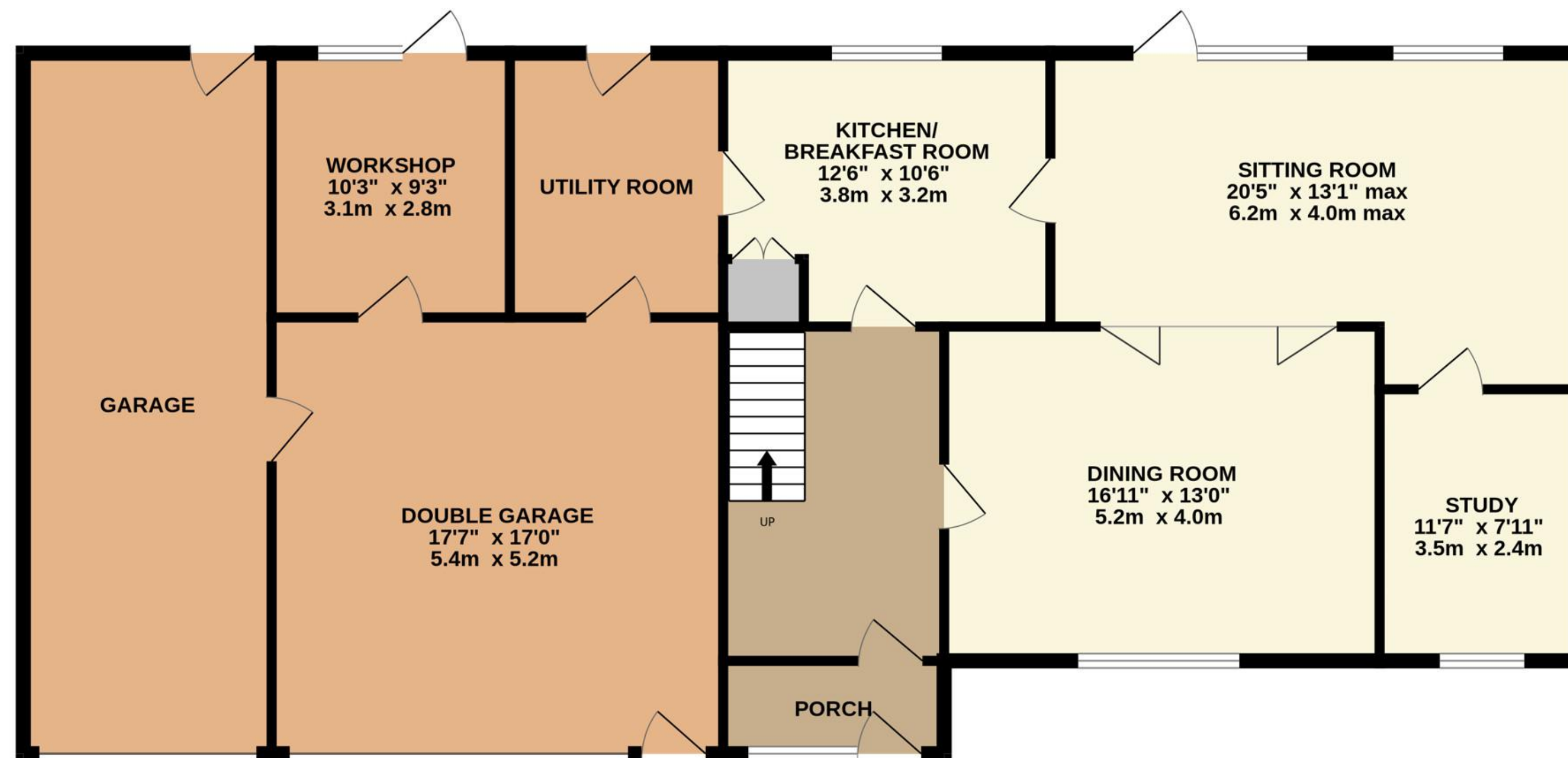
Tenure: Freehold. Council Tax Band: F.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 2358 sq.ft. (219.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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