



Smiths
your property experts

Thomas Firr Close

Quorn

- Immaculate and deceptively spacious family home
- Lovely position overlooking green space to the front
- Beautifully presented living space over three floors
- Open-plan refitted kitchen and dining area
- Five good-sized bedrooms and two bathrooms
- Private and low-maintenance rear garden
- Driveway and access to a garage with power
- Situated within walking distance of the village centre

General Description

Smiths Property Experts are delighted to introduce to the market this deceptively spacious five-bedroom family home situated within walking distance of the village centre.

The beautifully maintained, modern living space is arranged over three floors and features an open-plan kitchen and dining area, perfect for family life and entertaining. The separate sitting room opens beautifully onto the private and low-maintenance rear garden. The property also benefits from a driveway and a garage.

This is a 'must-see' to fully appreciate the well-configured and modern living space available.







The Property

This superb property provides spacious living accommodation over three floors and has been extremely well-maintained by the present owner. Presented for sale in immaculate decorative order, the property benefits from uPVC double glazing and a gas central heating with a recently replaced combination boiler.

A reception hallway features wooden flooring that continues throughout the ground floor. There is a useful ground-floor WC.

The kitchen/diner has been refitted by the current owners and includes a range of base and wall units with wooden work surfaces. The integrated appliances include a gas hob, oven, and dishwasher. From the dining area, there is an opening through to a light-filled sitting room, featuring full-width replaced patio doors with side windows leading out onto the rear garden.

On the first floor, you will find three bedrooms, two of which are doubles, and the main bedroom has a refitted 'Jack and Jill' bathroom comprising a white suite with a shower over a bath. On the second floor, there are two further double bedrooms and a shower room with a three-piece suite.



The Outside

The property enjoys a lovely position overlooking a green space to the front. A pathway leads to a canopy porch and the front door. The rear garden has been significantly improved and designed for ease of maintenance, featuring a seating terrace, an artificial lawn, and raised flower beds with railway sleepers. There is rear gated access to the driveway providing off-road parking and access to a brick garage with an up-and-over door, power, lighting, and storage in the roof space.





The Location

The property is within walking distance to the centre of the highly regarded village of Quorn, a desirable Charnwood village with amenities, including sought-after public houses, restaurants, 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: C.

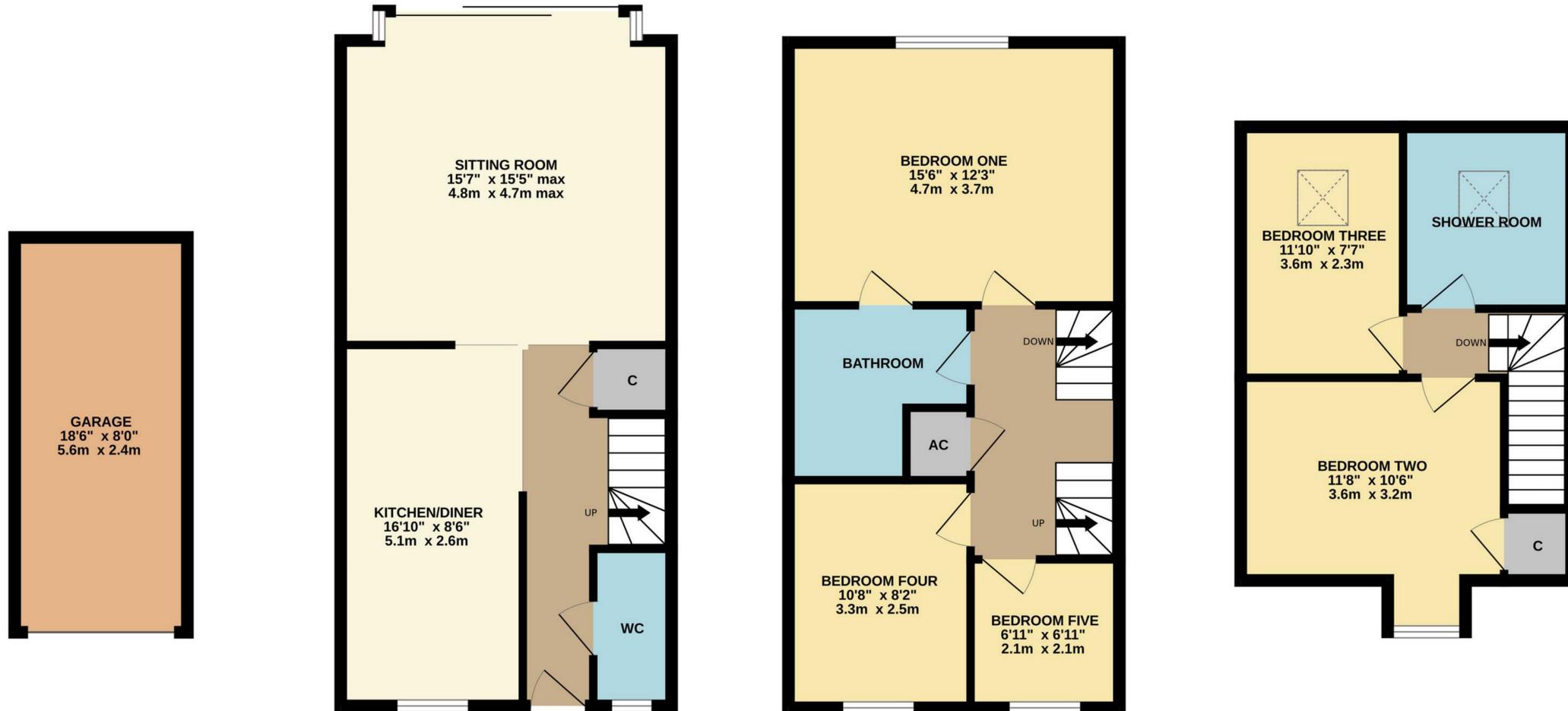
Tenure: Freehold. Council Tax Band: D.

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 : 1461 sq.ft. (135.7 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.
Made with Metropix ©2025



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



