



**TOLLER ROAD,
QUORN, LE12 8AH**

**OFFERS OVER
£650,000**

A lovely detached family residence located on one of the most sought after roads, close to the centre of the highly regarded village of Quorn. Well cared for by its current owners, yet still offers excellent potential for further extensions and improvement as demonstrated by the many houses within the street. Open plan downstairs arrangement, three double bedrooms, garage and off-street parking and stunning rear garden. Book a viewing today.

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SALES AND LETTINGS

TOLLER ROAD

Excellent plot and position | Stunning garden |
Potential to expand | Large open plan downstairs
| Kitchen and separate utility | Three double
bedrooms | Integral garage and off street parking
| UPVc double glazing throughout | Charnwood
Borough Council Band E | EPC rating D



PROPERTY SUMMARY

A lovely detached family residence located on one of the most sought after roads, close to the centre of the highly regarded village of Quorn. Well cared for by its current owners, yet still offers excellent potential for further extensions and improvement as demonstrated by the many houses within the street. The village offers an impressive range of amenities, including a number of individual shops, bars and restaurants. The nearby market town of Loughborough offers a more extensive range of facilities and the highly regarded Endowed Schools. There are main line railway stations in Barrow Upon Soar (2 miles), Sileby (4.2 miles) and Loughborough (3 miles) with the London - St Pancras journey taking approximately 1hr 14 mins from Loughborough. Ofsted rated outstanding primary schools are located within Swithland (3.2 miles), Woodhouse Eaves (2.3 miles) and Burton on the Wolds (4.5 miles). Leicester City and Nottingham are within easy reach and the surrounding Charnwood Forest boasts endless walks and many beauty spots that include Bradgate Park, Beacon Hill and Swithland Woods.

FULL DETAILS

In brief the ground floor accommodation comprises: porch leading to entrance hall with stairs to the first floor. The large open plan L-shaped sitting/dining area with feature multi-fuel burner, spanning the entire width of the house with bay window to front aspect and further windows and door to rear garden. The Breakfast kitchen is well equipped and benefits from underfloor heating, brand new combi-boiler and access to separate utility and downstairs WC with further door to side access. Integral garage has up and over door for access and valuable additional storage space in the eaves. The first floor comprises 3 double bedrooms, family shower

room, a home office area and further play room/hobby room. UPVc double glazing and a fully landscaped rear garden considered a particular feature. The property has a wonderful rear garden ideal for a family with a large patio area ideal for entertaining. There are a wonderful variety of mature shrubs, plants and trees and a large lawn. The garden is a wonderful and picturesque backdrop to this ideal family home. Internal inspection is highly recommended to fully appreciate the accommodation and potential on offer.

PORCH

ENTRANCE HALL

SITTING/DINING ROOM

25' 11" x 17' 6" (7.9m x 5.33m)

KITCHEN/BREAKFAST ROOM

12' 11" x 9' 0" (3.94m x 2.74m)

UTILITY ROOM

MASTER BEDROOM

14' 3" x 9' 11" (4.34m x 3.02m)

BEDROOM TWO

11' 6" x 11' 4" (3.51m x 3.45m)

BEDROOM THREE

9' 2" x 7' 5" (2.79m x 2.26m)

PLAY ROOM/HOBBY ROOM

12' 10" x 7' 1" (3.91m x 2.16m) Restricted head height.

HOME OFFICE

7' 0" x 5' 2" (2.13m x 1.57m) Restricted head height

SHOWER ROOM

GARAGE

16' 3" x 8' 2" (4.95m x 2.49m)

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

TOLLER ROAD







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ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

Council Tax – Band E

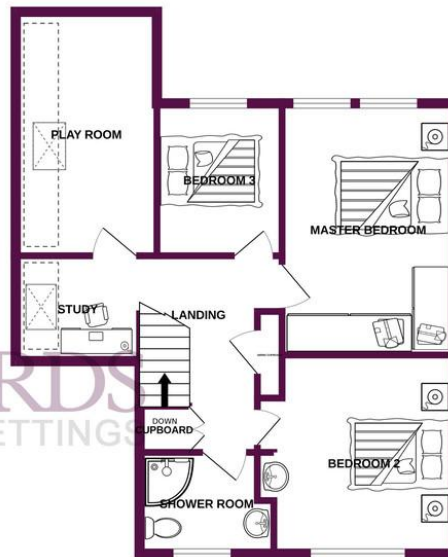
Viewings – By Appointment Only

Tenure – Freehold

GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1388 sq.ft. (129.0 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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SALES AND LETTINGS

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OFFICE

38 Frederick Street
Loughborough
LE11 3BJ

01509 268208
info@helloedwards.co.uk
www.helloedwards.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements