

31 Soar Road, Quorn, LE12 8BN

£725,000

A unique family home with charm and character having been constructed with local granite stone in 1880 as the gatehouse to Quorn Hall.

The gas centrally heated and UPVC double glazed accommodation offers flexible living with four bedrooms in total and the rare advantage of River frontage.

This Victorian home enjoys the benefits of a storm porch, hall, lounge with feature open fireplace, downstairs bedroom four or further sitting room, downstairs bathroom, separate dining room with a gas range, breakfast kitchen. On the first floor is a spacious landing three good bedrooms and shower room.

A particular feature of this individual home is the unique location enjoying beautiful river frontage and views, offering mooring for several boats whilst also benefitting from a boathouse!

This lovely home is located in the popular village of Quorn with its associated facilities and amenities.

Viewing is strongly advised!

31 Soar Road, Quorn, LE12 8BN

Storm Porch

Door to the front.

Hall

Tiled floor.

Lounge

Upvc bay window to the side and front, Feature open fireplace and wooden floor.

Downstairs Bedroom 4/ reception room

Upvc bay window to the front and feature plate rail.

Downstairs Bathroom

Panelled bath with shower over, low level wc. pedestal wash hand basin, and Upvc window to the rear.

Separate Dining Room

With two picture windows with direct views to the River Soar, a superb feature gas range and tiled floor.

Breakfast Kitchen

Upvc window to the side and a stable door to front and rear, wooden floor, an extensive range of modern fitted cupboards and work tops, 1 1/2 bowl sink unit, plumbing for a washing machine, built in oven and hob, useful WALK IN PANTRY.

On The First Floor

Landing

Spacious landing with picture window to the rear overlooking the river soar.

Bedroom one

Upvc window to the front and feature fireplace.

Bedroom two

Upvc window to the front and radiator.

Bedroom three

Upvc window to the rear, radiator and feature fireplace and built in airing cupboard.

Shower room

Mains shower and cubicle, low level wc, and vanity wash hand basin.

Outside

Front Garden

Gravel driveway providing ample off road parking for several vehicles. Gated enclosed further gravel area providing further boat / vehicle standing area.

Boat House

A unique opportunity to moor a boat in a covered area with full river frontage.

Enclosed garden.

With separate gated access enjoying lawned areas, flowering and shrub borders, summerhouse. patio/sitting area. Outside lamp. Further cobbled beautiful sitting area with river frontage views..

Boat Mooring.

The property has extensive river mooring space for at least two good sized boats

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : E

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

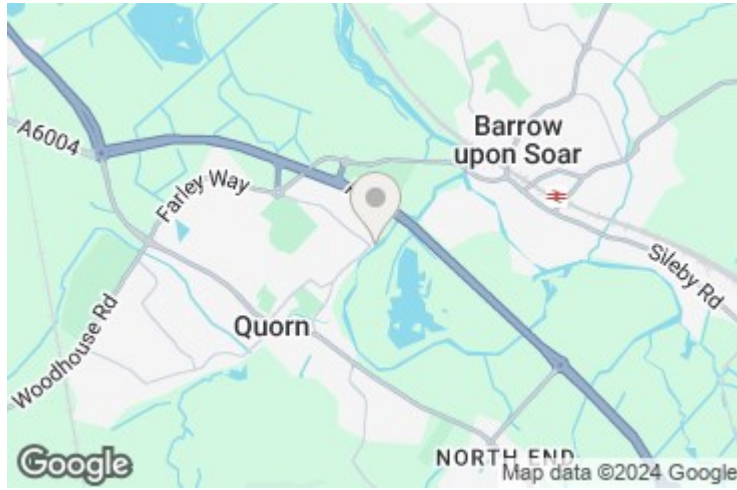
General Note

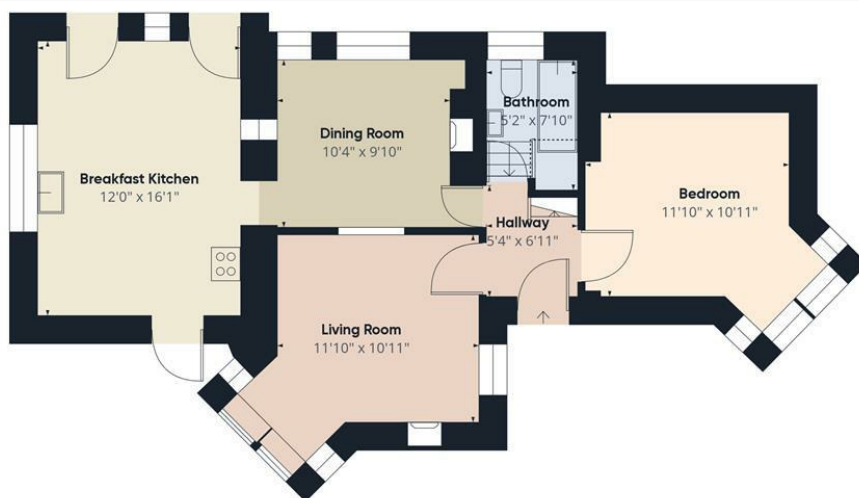
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

31 Soar Road, Quorn, LE12 8BN





Floor 0



Floor 1

Approximate total area⁽¹⁾

1090.37 ft²

Reduced headroom

7.23 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

