



Smiths  
your property experts

# Glen Road

## Loughborough

- A modern and well-presented semi-detached house
- Located in the popular Grange Park development
- Built by William Davis Homes in 2019
- Two double bedrooms and a family bathroom
- Private driveway with off-road parking for three vehicles
- Lawned rear gardens with a private aspect
- Lovely position with open green space to the front
- Remainder of a 10-year NHBC warranty

### General Description

Smiths Property Experts are delighted to offer to the market this well-presented semi-detached home, featuring two double bedrooms, a private aspect to the rear, and views over green space to the front. The property is located on the sought-after Grange Park development in the market town of Loughborough and was built by William Davis Homes in 2019. The property benefits from the remainder of its original 10-year NHBC warranty and offers approximately 650 square feet of immaculate internal living space.





## The Property

Internally, the property provides well-appointed living space with accommodation laid over two floors. On the ground floor, you will find an entrance hall leading to a spacious sitting room, a kitchen/diner with direct access to the rear garden, and a WC. Upstairs, there are two double bedrooms and a contemporary family bathroom.

## The Outside

The property is positioned on the edge of the development and set behind lawned front gardens. The property affords a private driveway to the left-hand side, with off-road parking for up to three vehicles. To the rear are private lawned gardens with a generous flagstone laid patio terrace to the immediate rear of the main house.

## The Location

The property occupies a peaceful location on the edge of the Grange Park development. To the front is open green space, and to the rear, the property boasts a completely private aspect. There is easy access to the town centre and nearby Leicester via the A6 road network. The development provides a good choice of schooling and a collection of shops.





## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.

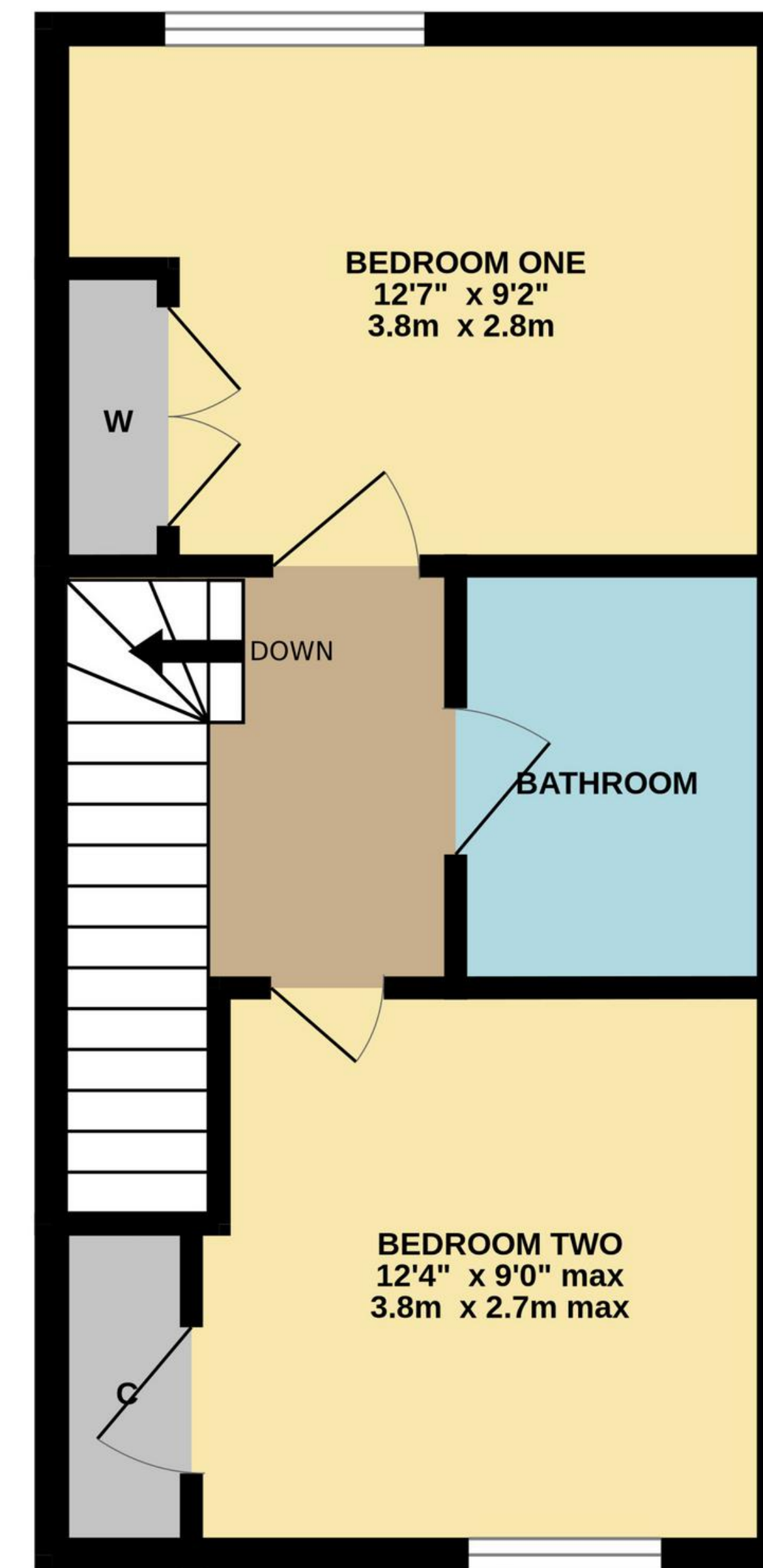
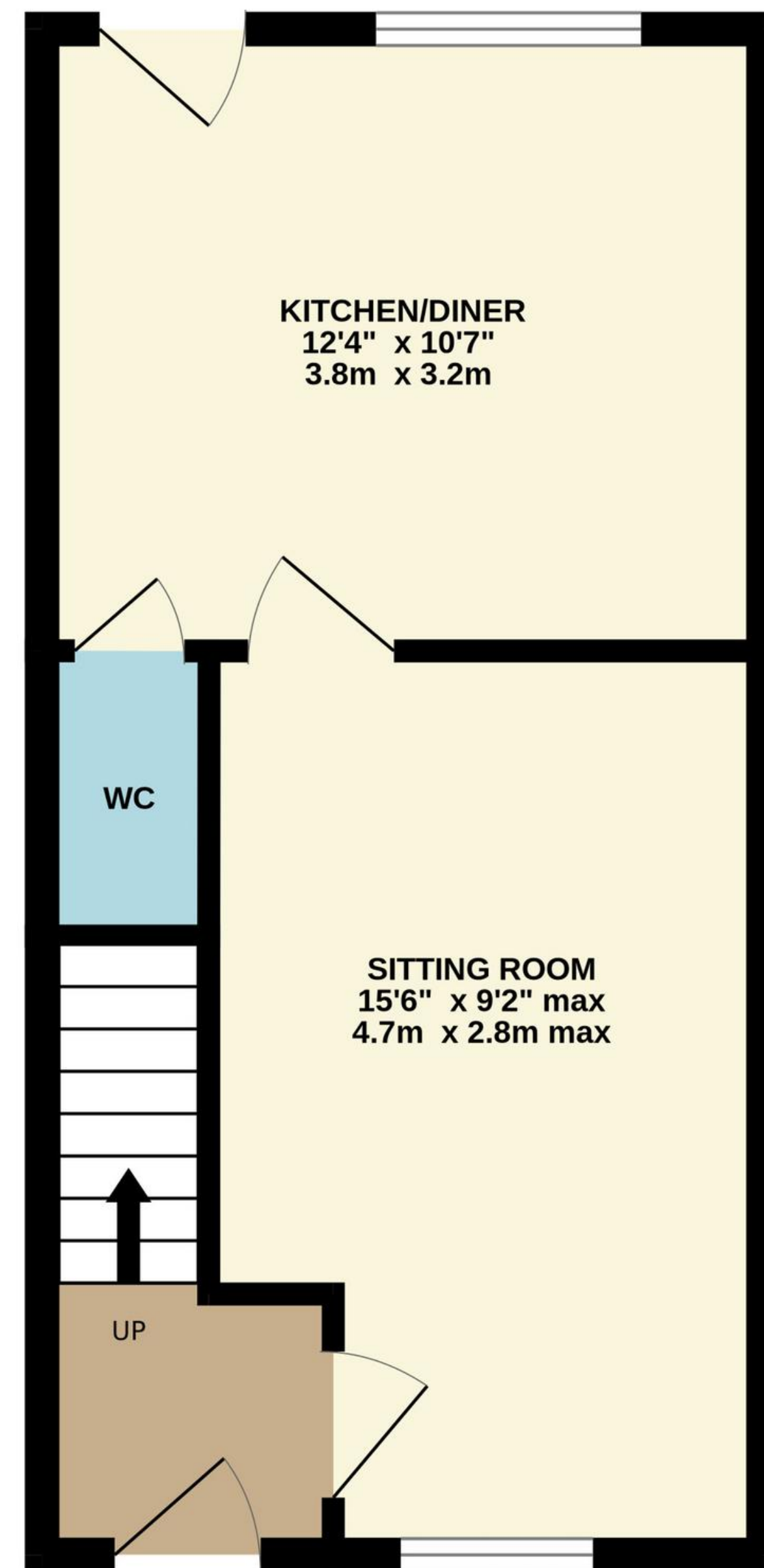
## Important Information

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.

## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 642 sq.ft. (59.7 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.  
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