



Smiths
your property experts

Leicester Road

Loughborough

- Mature three-bedroom semi-detached family home
- Exceptional plot with expansive private rear gardens
- Detached workshop with several potential uses
- Generous off-road parking for three vehicles to the front
- Beautifully maintained and presented to a high standard
- Modern open-plan family kitchen and two reception rooms
- Three good-sized bedrooms and a refitted family bathroom
- Excellent access to the town centre and Leicester via the A6

General Description

Smiths Property Experts offer to the market this fantastic mature three-bedroom home on an exceptional plot. The property boasts off-road parking to the front and expansive private gardens to the rear.

Additionally, a large brick-constructed detached workshop is included, which has several potential uses, such as annexe accommodation (subject to the necessary planning consents), a workshop, a gym, or a garden room.

The property is presented in excellent condition throughout having been maintained to a high standard by the current owners.







The Property

The main house has previously been extended and is presented in excellent condition. The living accommodation extends to approximately 1,300 square feet across two floors.

The generous entrance hall is accessed via an enclosed porch, and there is also a downstairs WC. The main living space comprises a bay-fronted sitting room, an impressive family kitchen fitted in a shaker style with plentiful storage, and a glazed garden room with a wood-burning stove and direct garden access via French doors to the rear. Upstairs are three good-sized bedrooms, the principal boasting a wonderful bay window with fitted wardrobes. The family bathroom has been refitted and modernised by the current owners to a high standard.

The Outside

Set back from Leicester Road, the property enjoys open views to the front. There is a block paved driveway to provide off-road parking side-by-side for three vehicles. Secure timber gates to the left-hand side afford this lovely home with generous access to the side.



To the rear are lovely private gardens, with a flagstone laid path leading down one side to a workshop. There is a central lawn and a raised timber deck leading straight from the main house to the rear which is excellent for entertaining. The detached workshop is built to an excellent standard, with power, lighting, a roller door, and a window to the front. Behind the workshop is a further generous outside space currently used for storage.





Property Information

EPC Rating: D

Tenure: Freehold. Council Tax Band: C.

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 : 1546 sq.ft. (143.7 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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