



Smiths  
your property experts



# Forest Road

## Loughborough

- Individually designed and built detached family house
- Sought-after residential road on the Forest Side of Loughborough
- Spacious floor area of approximately 2,000 square feet
- Mature rear gardens with a South facing aspect
- Four double bedrooms and two bathrooms
- Two reception rooms and a kitchen/breakfast room
- Immaculate condition with excellent potential to modernise
- Generous driveway and a large double garage/workshop



## General Description

Smiths Property Experts offer the market an individually designed and built large, detached family home located on the most sought-after Forest Road in the Charnwood market town of Loughborough.

This property has a spacious floor area of approximately 2,000 square feet and is situated on a large plot behind a tarmac-laid driveway and front gardens. The rear gardens face South and are completely private. The property is conveniently located in close proximity to the town centre and Loughborough University, as well as excellent state and private schools. Additionally, the property falls within the catchment area for Holywell Primary School.











## The Property

The property is presented in immaculate, 'move-in' condition, having been lovingly maintained by the current owner for almost 30 years. There is considerable scope and potential to modernise or extend should the eventual purchaser wish, although this lovely family home affords gas central heating, uPVC double glazing, and generous light-filled interiors. In brief, expect to find a porch, a spacious entrance hall, a kitchen/breakfast room, a dining room, and a most impressive formal sitting room with direct garden access to the rear. There is also a WC and utility room downstairs. On the first floor, all laid around a landing with large storage cupboards, are four double bedrooms, a WC, and a three-piece family bathroom. The main bedroom suite has private en-suite facilities, and three of the bedrooms provide built-in wardrobes.

## The Outside

Outside, the property occupies a generous plot with a tarmac-laid driveway and a large integral double garage/workshop with power and lighting. The gardens are mature and afford a South and extremely private aspect. There is a selection of orchard trees, a pond, mature borders, and a generous seating terrace.



## Agents Note

Several energy saving improvements have been made to the property since the last EPC was issued in August 2017.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: G.

Local Authority: Charnwood Borough Council.









## Important Information

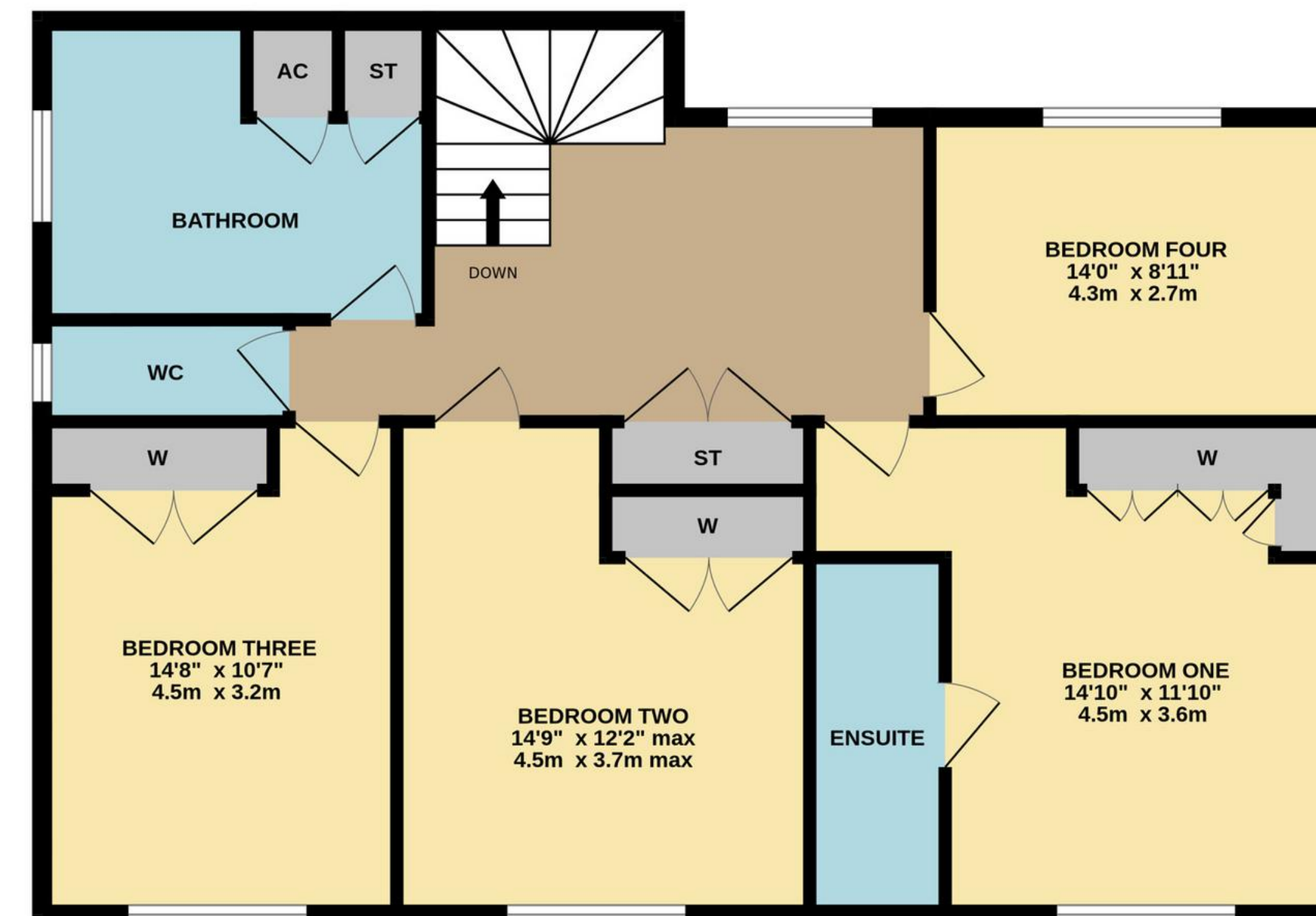
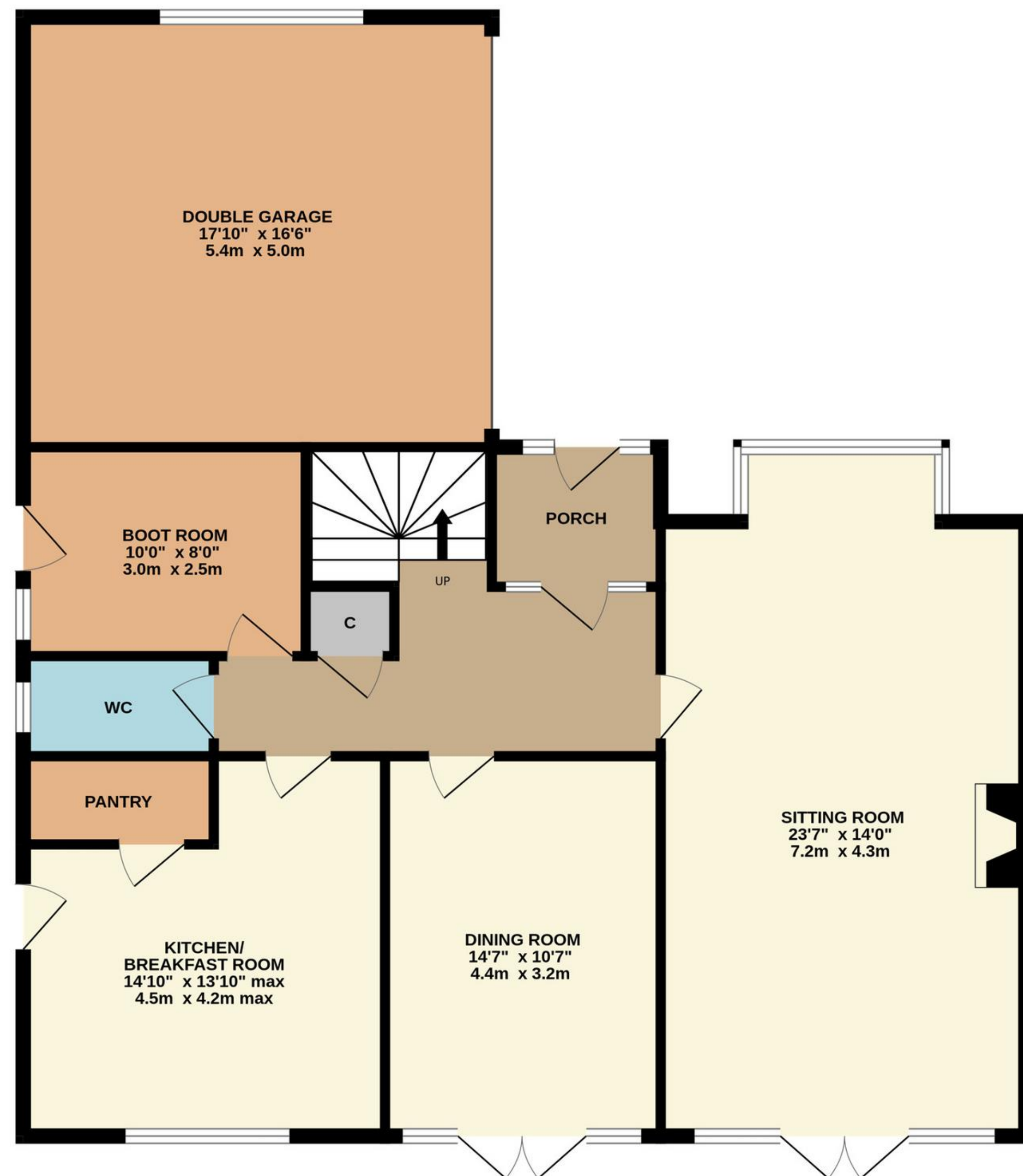
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## Smiths Property Experts

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 : 2242 sq.ft. (208.3 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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