



Smiths
your property experts

Kingfisher Way

Loughborough

- Beautifully maintained and spacious detached house
- Five double bedrooms and three bathrooms
- Shaker-style kitchen/diner and two reception rooms
- Walking distance of the town centre and University
- Double-length tandem garage and generous parking
- Lovingly landscaped rear gardens
- Private position on a driveway shared by two properties
- Generous floor area of approximately 1,600 square feet

General Description

Smiths Property Experts offer to the market this beautifully kept and presented five-bedroom detached home occupying a wrap around plot with a tandem-length garage. The property is just a short walk from the vibrant Loughborough town centre.

The property has been owned by the current sellers from new and maintained to an excellent standard. Set in a small to medium-sized residential development on the edge of the town centre, there is convenient access to the University, Market Square, and Loughborough Hospital.







The Property

Internally, the property has exceptional space at real value for money, being laid across three floors, extending to approximately 1,600 square feet, and benefitting from gas central heating and uPVC double glazing. In brief, expect to find living accommodation briefly comprising an entrance hall, WC, dining room, shaker-style kitchen/diner with direct garden access, and a superb full-length sitting room with fully glazed French doors to the rear. The light-filled landings over the first and second floors lead to five double bedrooms and a family bathroom. Two of the bedrooms benefit from en-suite facilities, and there are built-in wardrobes in three of the bedrooms and the addition of a useful airing cupboard on the second-floor landing.

The Outside

The property occupies a relatively private position on a driveway shared by just two houses and boasts a mature wrap-around plot with private parking to the front and beautifully landscaped gardens to the rear. There is also a double-length tandem garage to the right-hand side with further parking space in front.

The Location

Loughborough is situated in Leicestershire, with superb access to Leicester city centre and Nottingham. Access to the beautiful Charnwood Forest is convenient, and there is excellent commuter access via the nearby M1 motorway network and the train station that has direct access to Nottingham, Leicester, and London St Pancras (80 minutes). Home to the revered Loughborough University, the town has a fantastic centre with a weekly market and a wide choice of eateries, cafés, and bars.







Property Information

EPC Rating: C

Tenure: Freehold. Council Tax Band: F.

Local Authority: Charnwood Borough Council.

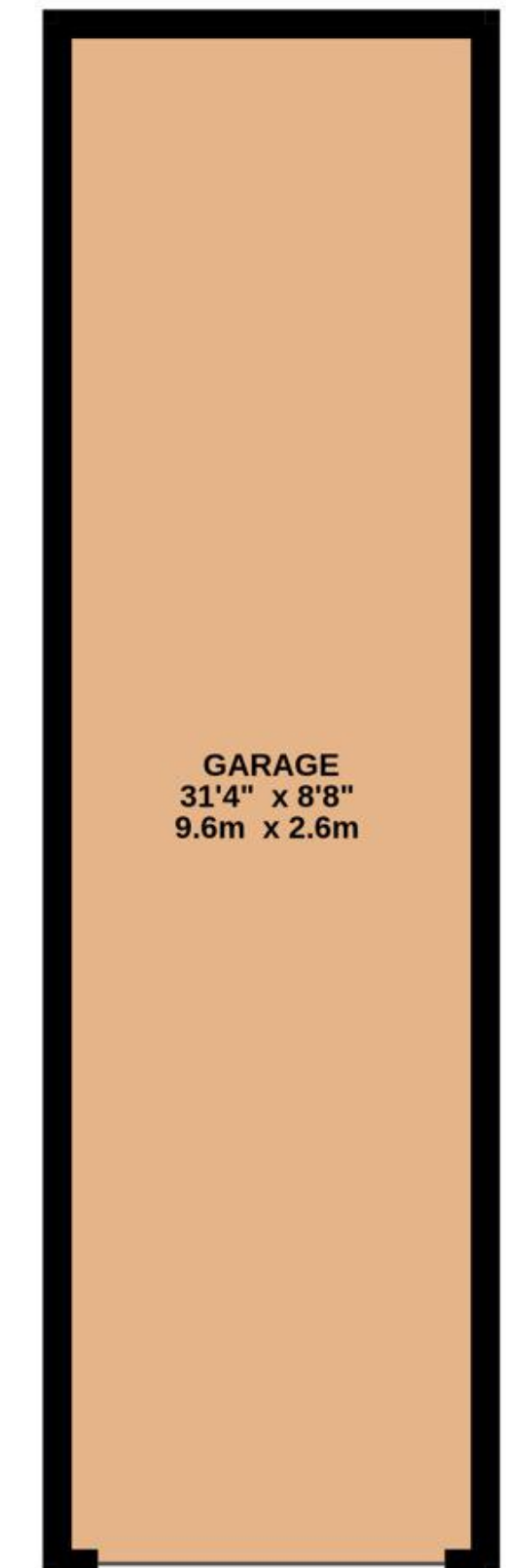
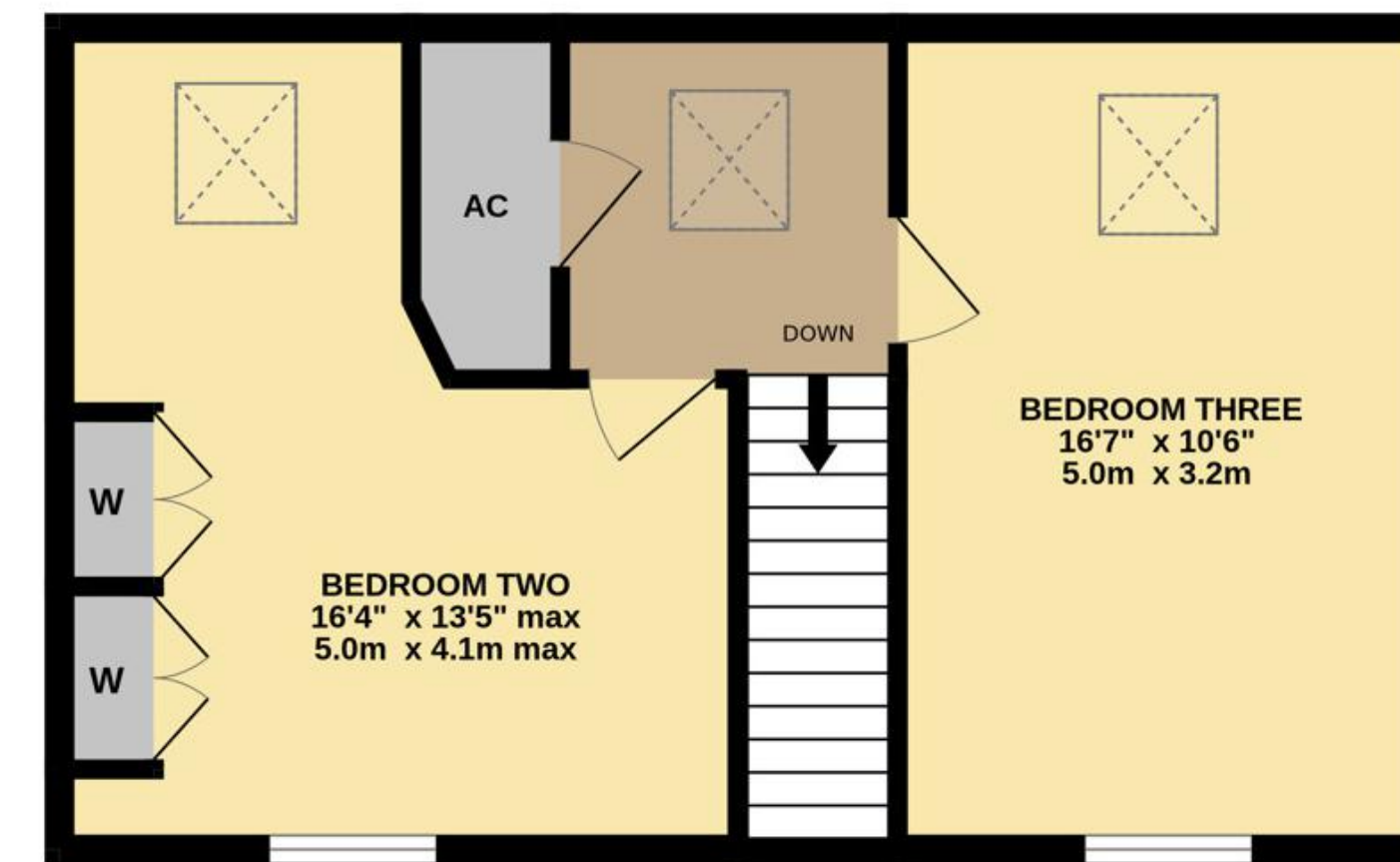
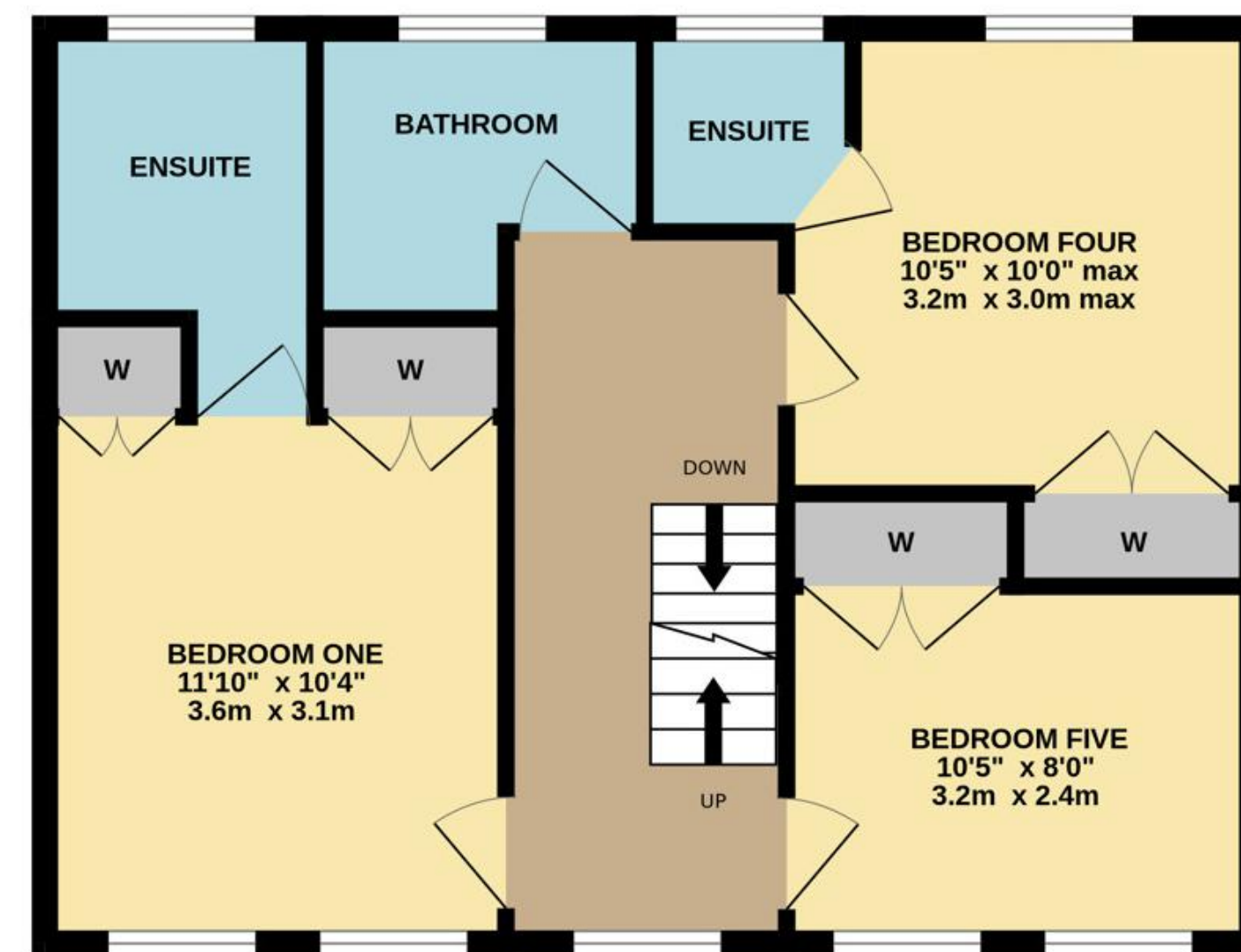
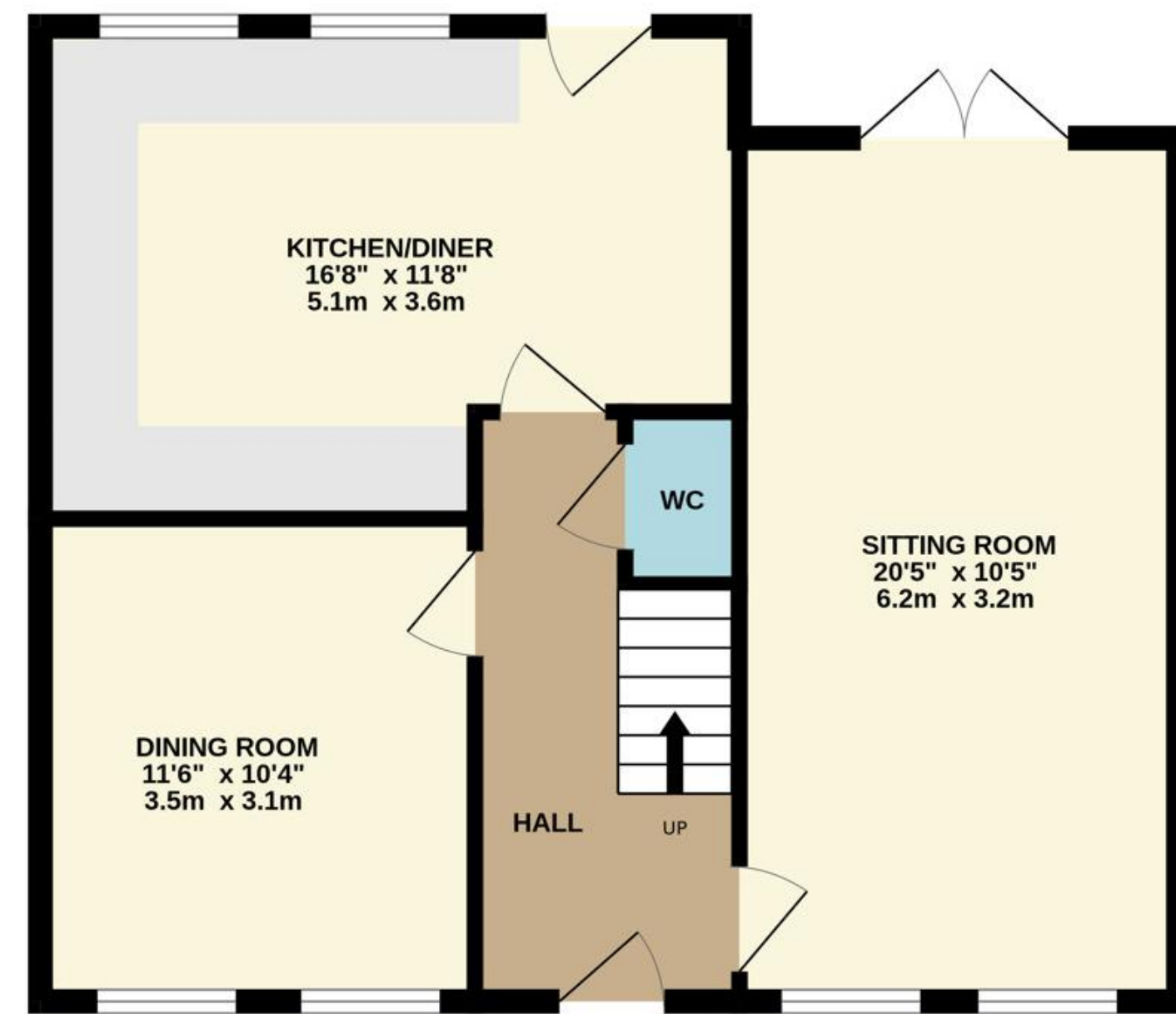
Important Information

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 : 1868 sq.ft. (173.6 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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