



Smiths
your property experts

Ashmount Close

Loughborough

- A modern semi-detached house built in 2018
- Located on the desirable 'Forest Side' of Loughborough
- Private driveway providing off-road parking
- Peaceful cul-de-sac location close to Greenfields Cricket Club
- Two double bedrooms and a family bathroom
- Spacious sitting room with a lovely kitchen/diner
- Sits in a generous plot with lawned rear gardens
- Walking distance to sought-after local schooling

General Description

Smiths Property Experts are marketing a well-presented home built in 2018 by Westleigh Homes. The home is located in a small residential cul-de-sac on the desirable 'Forest Side' of Loughborough.

The property has been well maintained and is presented in 'as new' condition, boasting a generous plot with North Westerly facing rear gardens and off-road parking to the right-hand side.

The property is situated in an excellent location, within easy walking distance of Sacred Heart Academy, Mountfields Lodge School, and Greenfields Cricket Club. Loughborough University campus is also within easy reach.





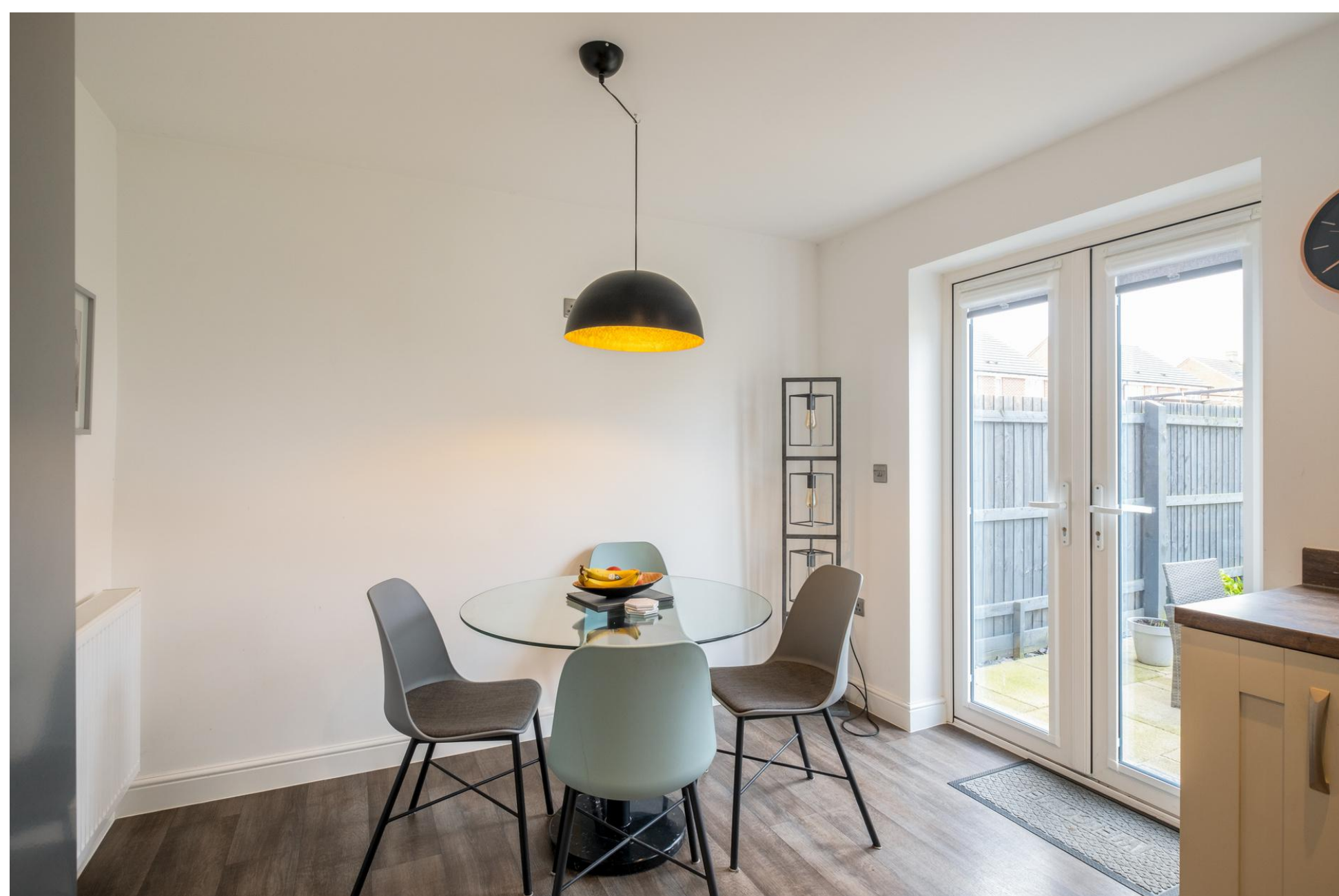
The Property

Internally the property benefits from its modern construction with an excellent energy rating and the expected specification of a home of this age. There is accommodation laid over two floors extending approximately 732 square feet.

Expect to find, in brief, a spacious sitting room, WC, store and inner lobby, and a modern kitchen/diner to the rear with direct garden access via French doors. Upstairs are two large double bedrooms and an immaculate family bathroom, all accessed from the first-floor landing.

The Outside

The property occupies a peaceful cul-de-sac location, with lawned front gardens and a driveway to the right-hand side with parking for two large vehicles. To the rear are North Westerly aspected generous lawned gardens with a flagstone-laid entertaining terrace.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.

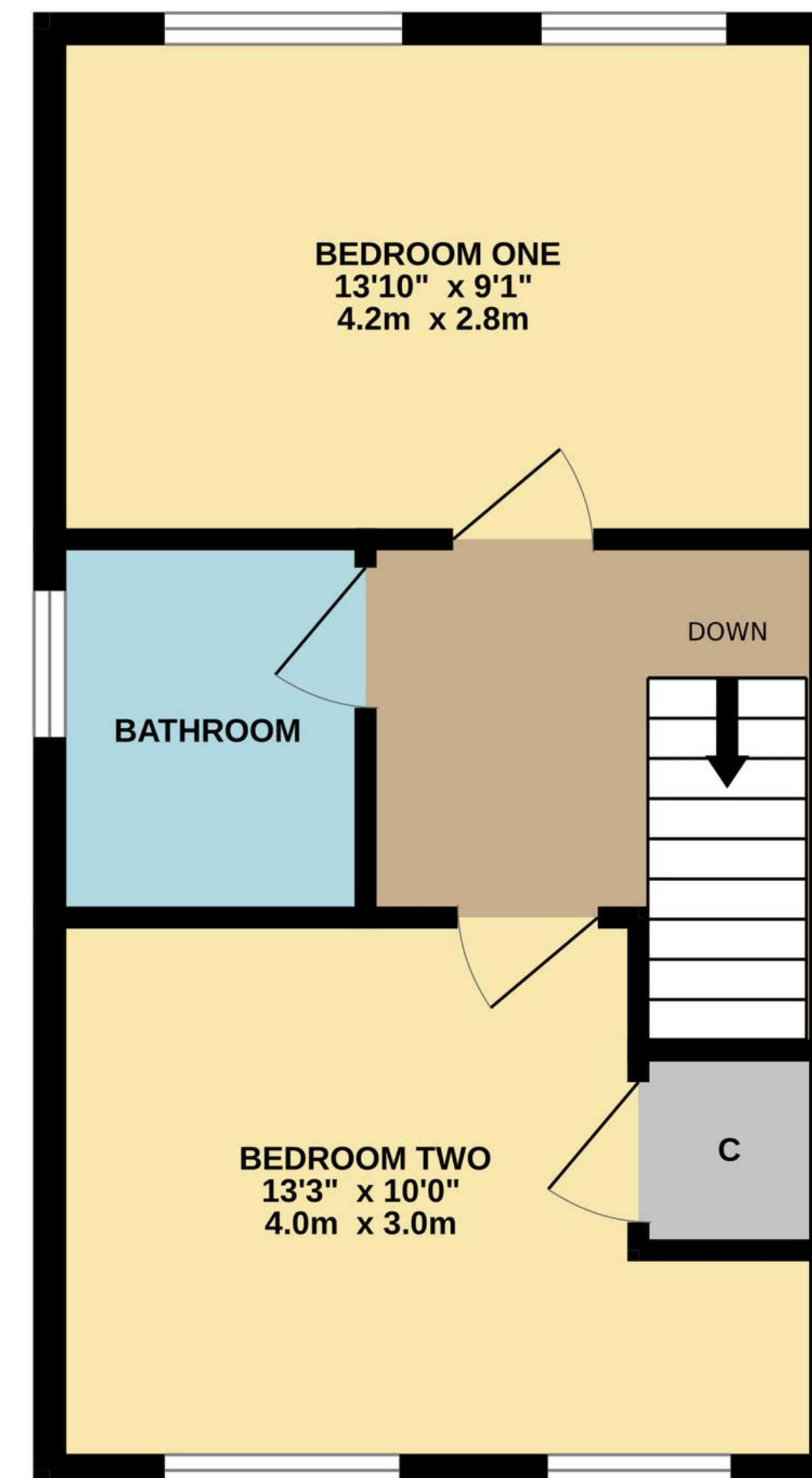
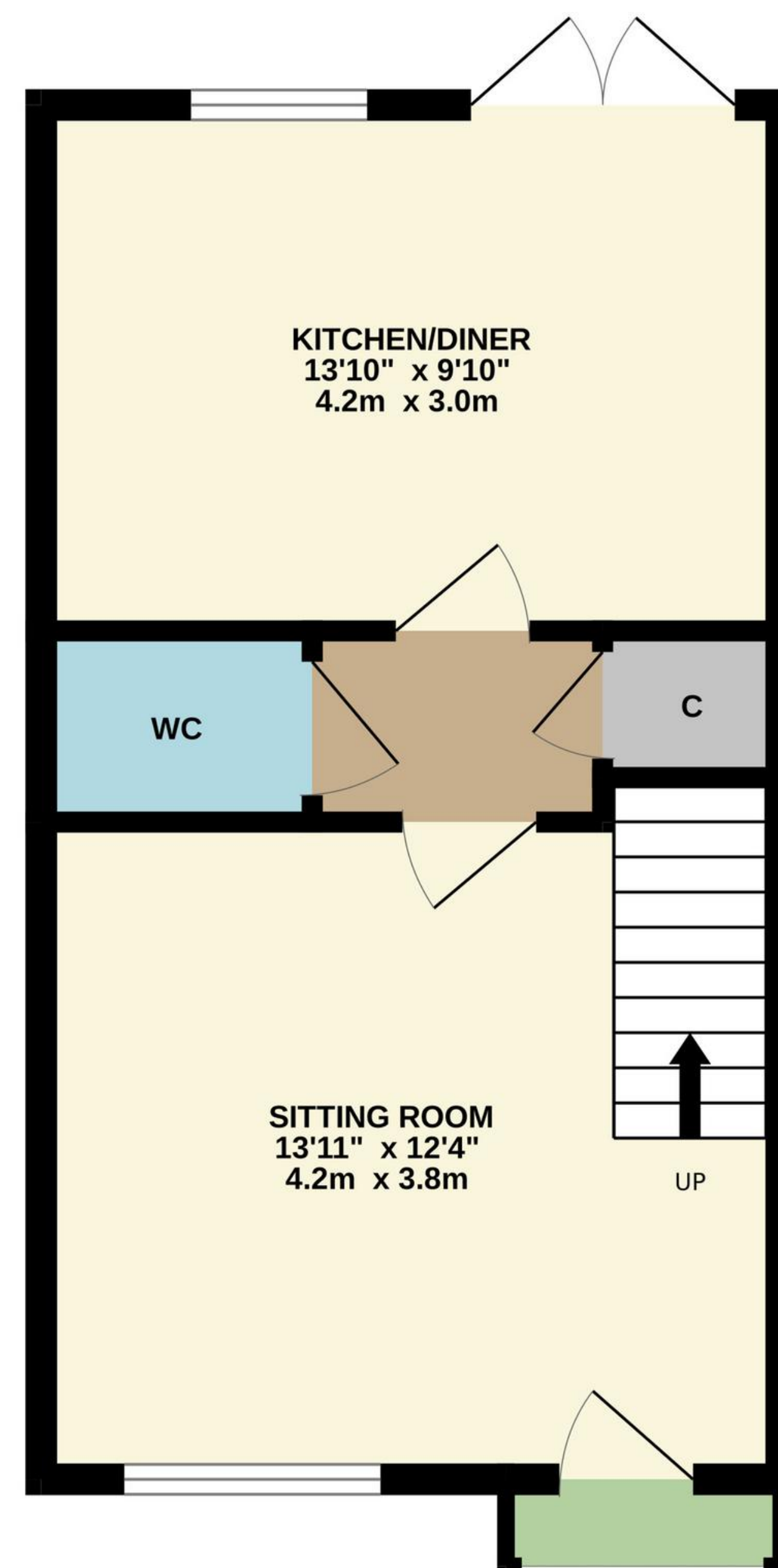
Important Information

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 : 732sq.ft. (68.0 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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