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your property experts

Cedar Road

Loughborough

- Beautifully presented semi-detached family home
- Cul-de-sac location with lovely countryside walks nearby
- Sympathetically renovated and extended by the current owners
- Open-plan kitchen, living and dining area with bi-fold doors
- Three bedrooms (two doubles) and a four-piece bathroom
- Period joinery, parquet flooring, and bay windows
- Utility room and a downstairs w.c.
- Block paved driveway and a return with a substantial timber workshop

General Description

Smiths Property Experts are instructed to market this most impressive and beautifully presented semi-detached family home set in a cul-de-sac location in the market town of Loughborough. The property has been extended and exhaustively renovated by the current owners to an exceptional standard and finish throughout and now boasts a mix of period and contemporary design and features.

The Location

The property occupies an end of cul-de-sac location on Cedar Road, on the edge of the market town of Loughborough. There are lovely countryside walks nearby, and Charnwood Water is very accessible. At the end of the garden is the historic Great Central Railway that runs period steam trains between Loughborough and Quorn at weekends. The property has a bus route nearby and provides easy access to Loughborough's town centre and its full host of amenities. The wider Charnwood Forest and A6 road link to Leicester City are also easily accessible.







The Property

The property has been skilfully extended and completely refurbished by the current owners, who have undergone rewiring, replumbing, plastering, and an impressive ground floor rear extension. Expect to find period joinery, a wonderful parquet floor in the hall, and bay windows to the front.

Boasting a floor area of approximately 1,045 square feet, the accommodation comprises, in brief, an entrance hall with an understairs cupboard, a bay fronted sitting room, a stunning three-zoned family living kitchen complete with shaker style fitted kitchen and glazed bi-folding doors opening onto the rear gardens. There is also a utility room and a downstairs WC. Upstairs are two large double bedrooms, a third bedroom, and a luxury four-piece family bathroom. There is a drop-down loft ladder, and the loft space is fully boarded, insulated and has lighting, power, and heating.

The Outside

Outside, the property is set behind a block paved driveway providing generous off-road parking for up to three vehicles. To the side is a large return with a substantial timber-constructed workshop attached to the house. To the rear are gardens boasting a completely private aspect. A large terrace laid to flagstone is to the immediate rear of the property, leading to central lawns, and there is a further seating area and timber shed to the bottom of the garden.







Property Information

Awaiting EPC.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

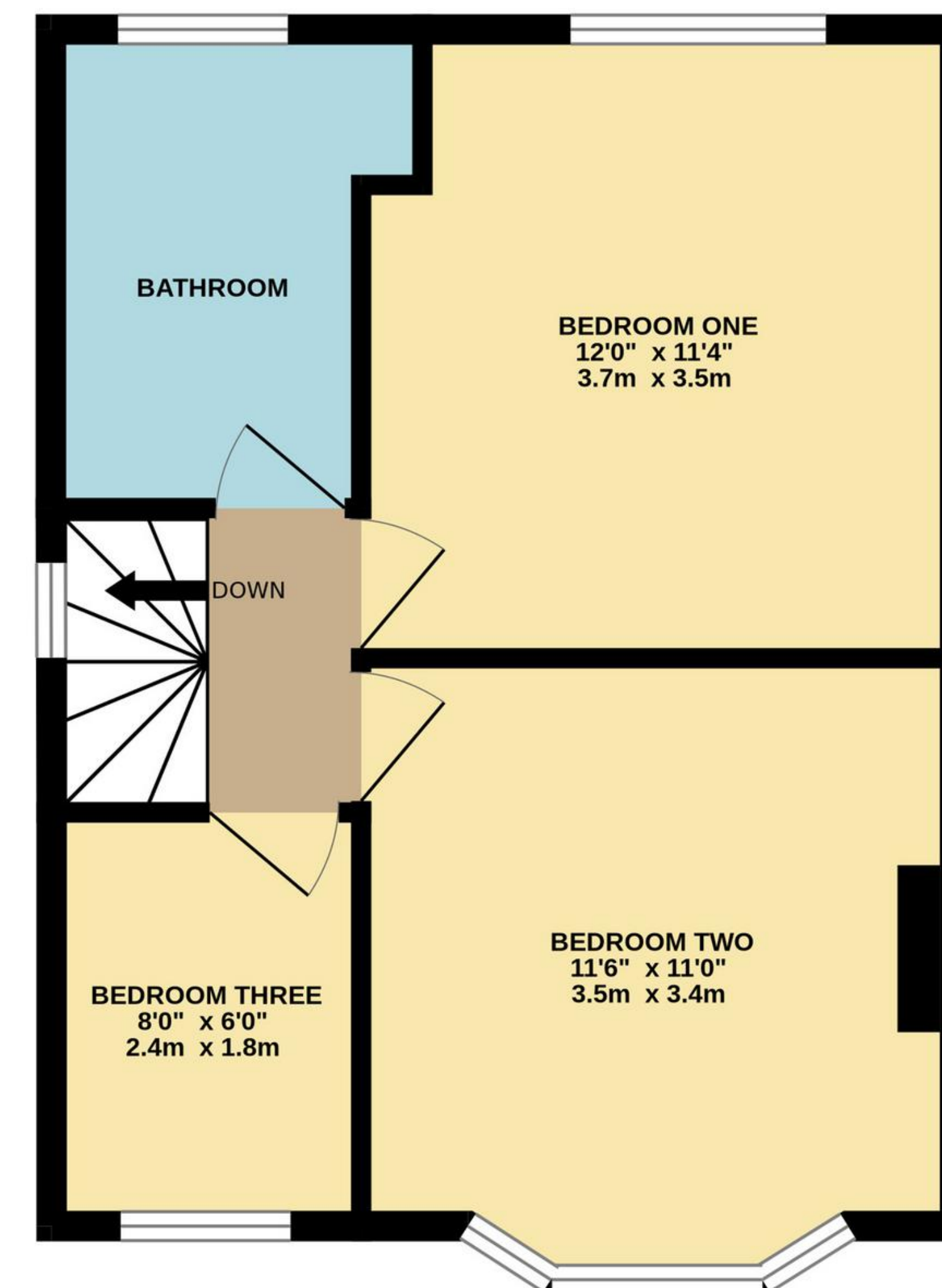
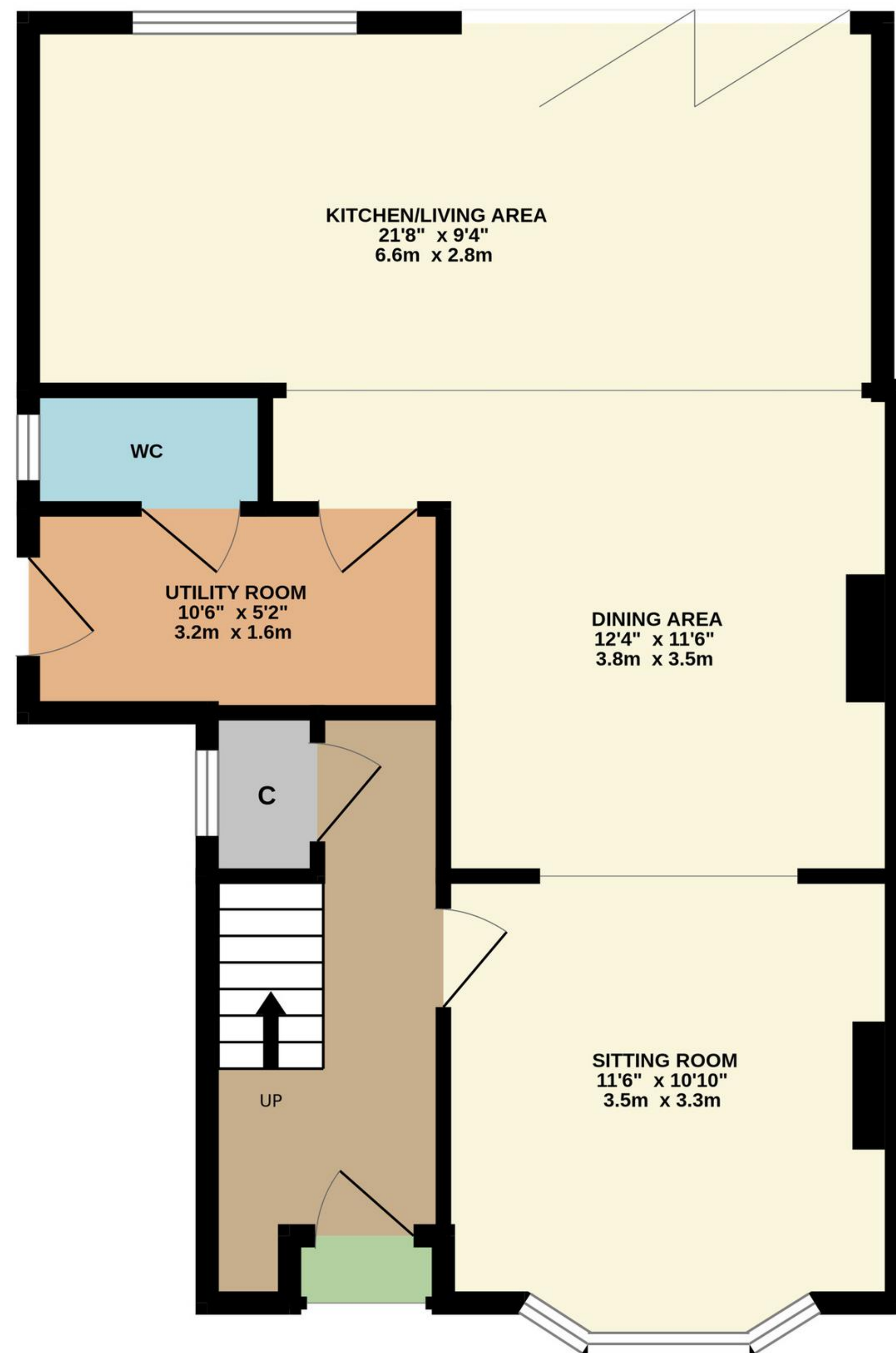
Important Information

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

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TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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