



Smiths
your property experts

Glen Road

Loughborough

- Immaculate modern home built in Grange Park
- Presented in 'as new, turn-key' condition
- Two double bedrooms and a contemporary bathroom
- Spacious sitting room and a lovely kitchen/diner
- Remainder of its original 10-year NHBC warranty
- Double-width parking for two vehicles
- South facing and private lawned rear gardens
- Built by William Davis Homes in 2017

General Description

Smiths Property Experts are delighted to offer to the market this immaculate modern home presented in 'as new, turn-key' condition, featuring two double bedrooms, South facing rear gardens, and double-width parking for two vehicles to the rear.

The property is located on the sought-after Grange Park development in the market town of Loughborough and was built by William Davis Homes in 2017. The property benefits from the remainder of its original 10-year NHBC warranty and offers approximately 660 square feet of immaculate internal living space.





The Property

Internally, the property boasts immaculate, 'as new' living accommodation, beautifully presented. On the ground floor, you will find the entrance hall, spacious sitting room, kitchen/diner with direct access to the rear garden, and WC. Upstairs, there are two double bedrooms and a contemporary family bathroom.

The Outside

The property is nestled into this well-regarded residential location in a quiet spot behind a low-maintenance frontage. The property affords a generous parking area to the left-hand side with double-width off-road parking for two vehicles. To the rear are South facing and private lawned gardens with a generous flagstone laid patio terrace to the immediate rear of the main house. There is a path leading to a personnel gate that, in turn, gives access to the parking area and a further seating terrace at the bottom of the garden.

The Location

The property occupies a peaceful location on the edge of the Grange Park development. The road is generally quiet, and to the rear, the property boasts a South facing aspect. There is easy access to the town centre and nearby Leicester via the A6 road network. The development provides a collection of shops and is in the catchment area for good local schools.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Borough.

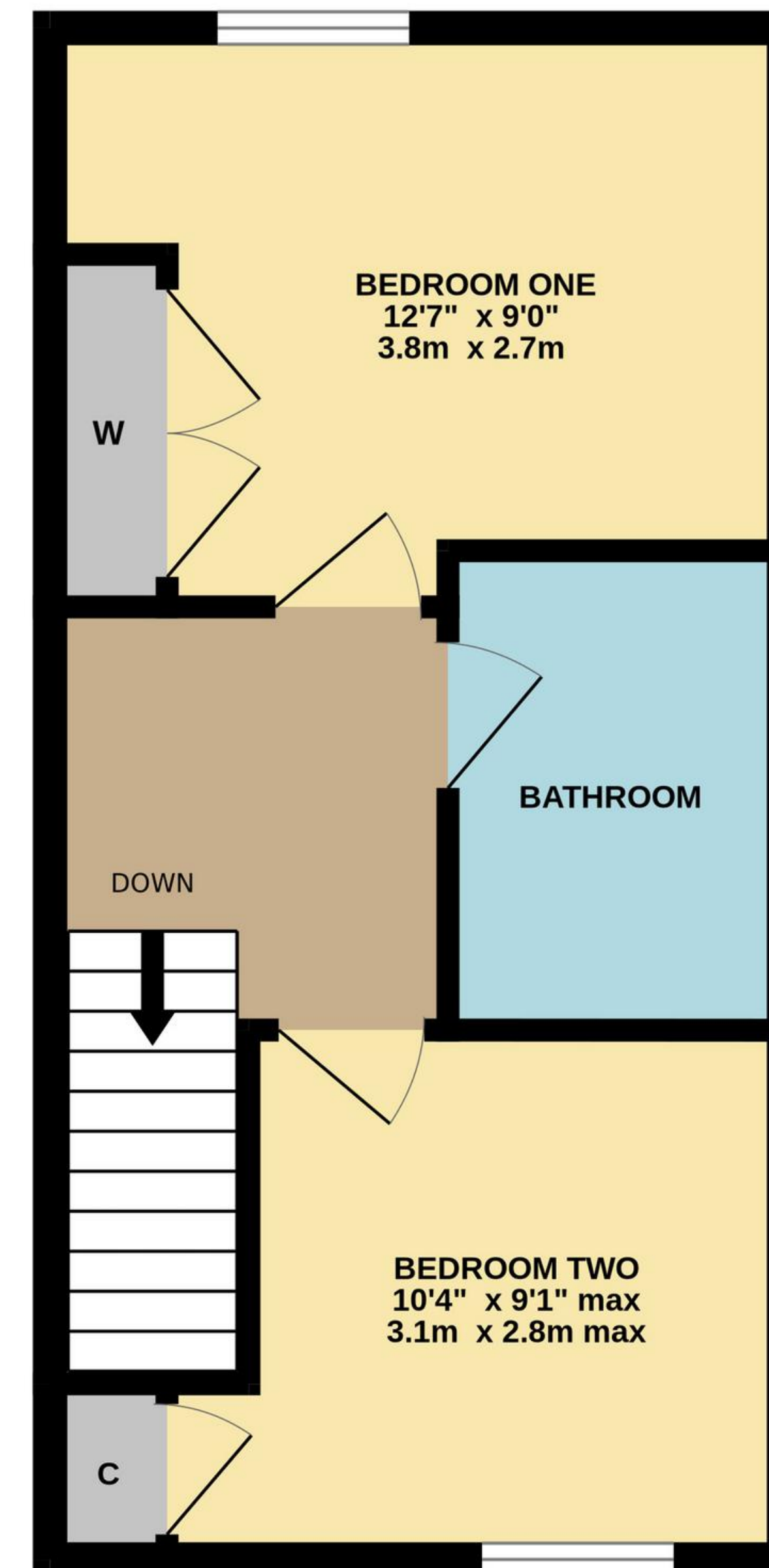
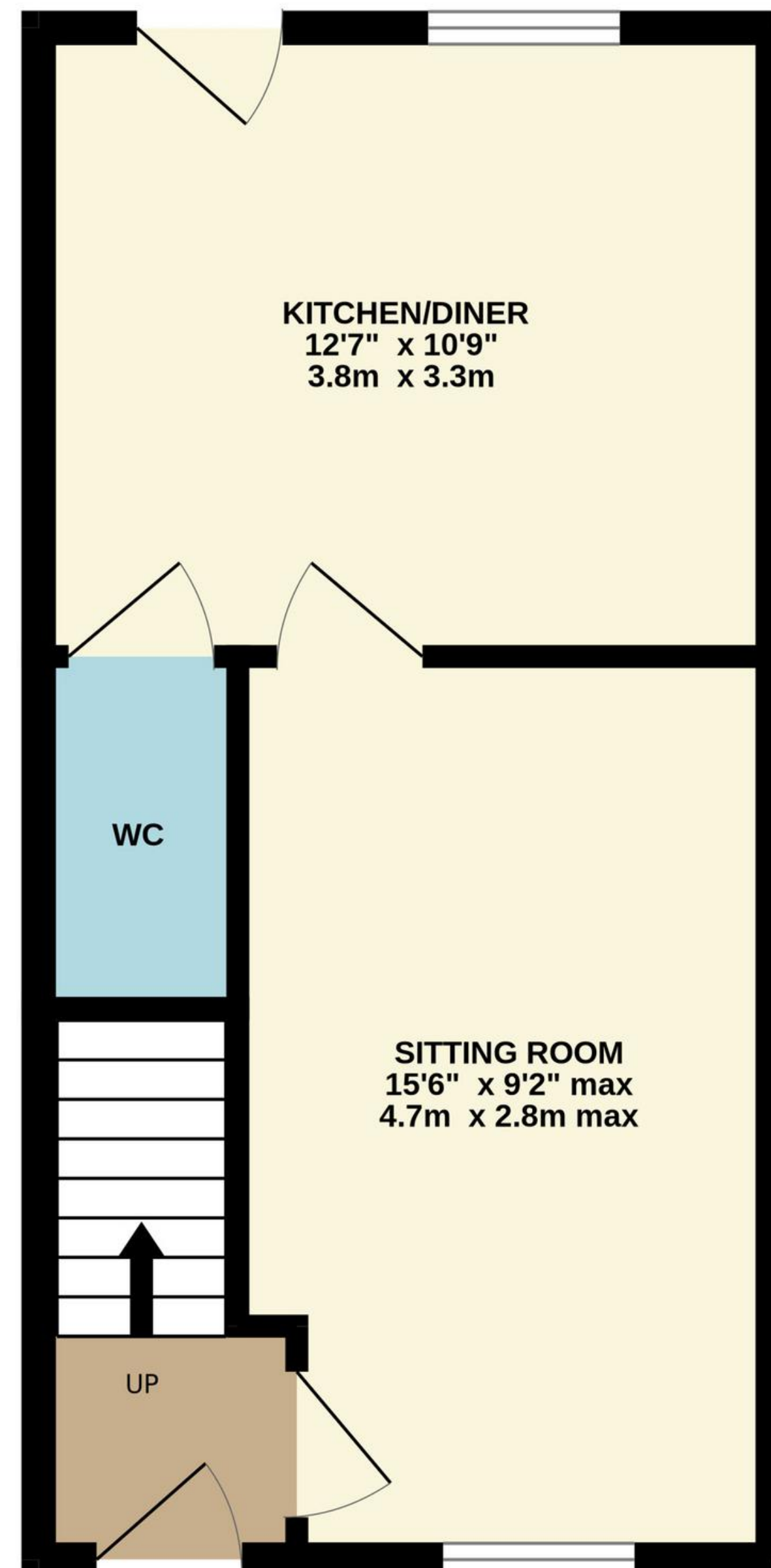
Important Information

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 : 661 sq.ft. (61.4 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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