



Smiths  
your property experts



# Osborne Road

Loughborough

- A well-presented and extended detached family home
- Three double bedrooms, two dressing rooms and two bathrooms
- Generous off-road parking and an integrated garage
- Good sized lawned rear garden with a seating terrace
- Spacious sitting/dining room with a dual aspect and fireplace
- Potential to create a fourth bedroom (subject to approval)
- Supermarket within a short walking distance
- Easy access to the town centre and the A6 road network



## General Description

Smiths Property Experts offer to the market a well-presented and extended three-bedroom detached family home located in the popular 'Dishley' district of Loughborough.

The property benefits from three double bedrooms, a spacious sitting/dining room, a private rear garden, and a garage. There are excellent nearby amenities, with Morrisons a short walking distance away. Along with superb road links, the A6 provides easy access to the nearby villages of Hathern and Kegworth, while Loughborough town centre is a short distance away, where you will find all day-to-day amenities.







## The Property

In brief, the accommodation comprises an entrance hallway, a kitchen/breakfast room, a downstairs WC, and a spacious sitting/dining room with a feature gas fireplace and beamed ceiling. To the first floor are three double bedrooms and a family bathroom. The main bedroom benefits from an en-suite. There is also the potential to create a fourth bedroom (subject to building regulation approval) with two spacious dressing rooms.

## The Outside

Outside, to the front, is a lawned garden, a driveway providing ample off-road parking, and access to the garage. There is a pathway to the side of the property leading to the rear garden and a personnel door to the garage. The rear garden is of a good size, privately enclosed and consists of a lawned garden and patio.







## Property Information

EPC Rating: C. Tenure: Freehold.

Council Tax Band: D.

Local Authority: Charnwood Borough Council.

## Important Information

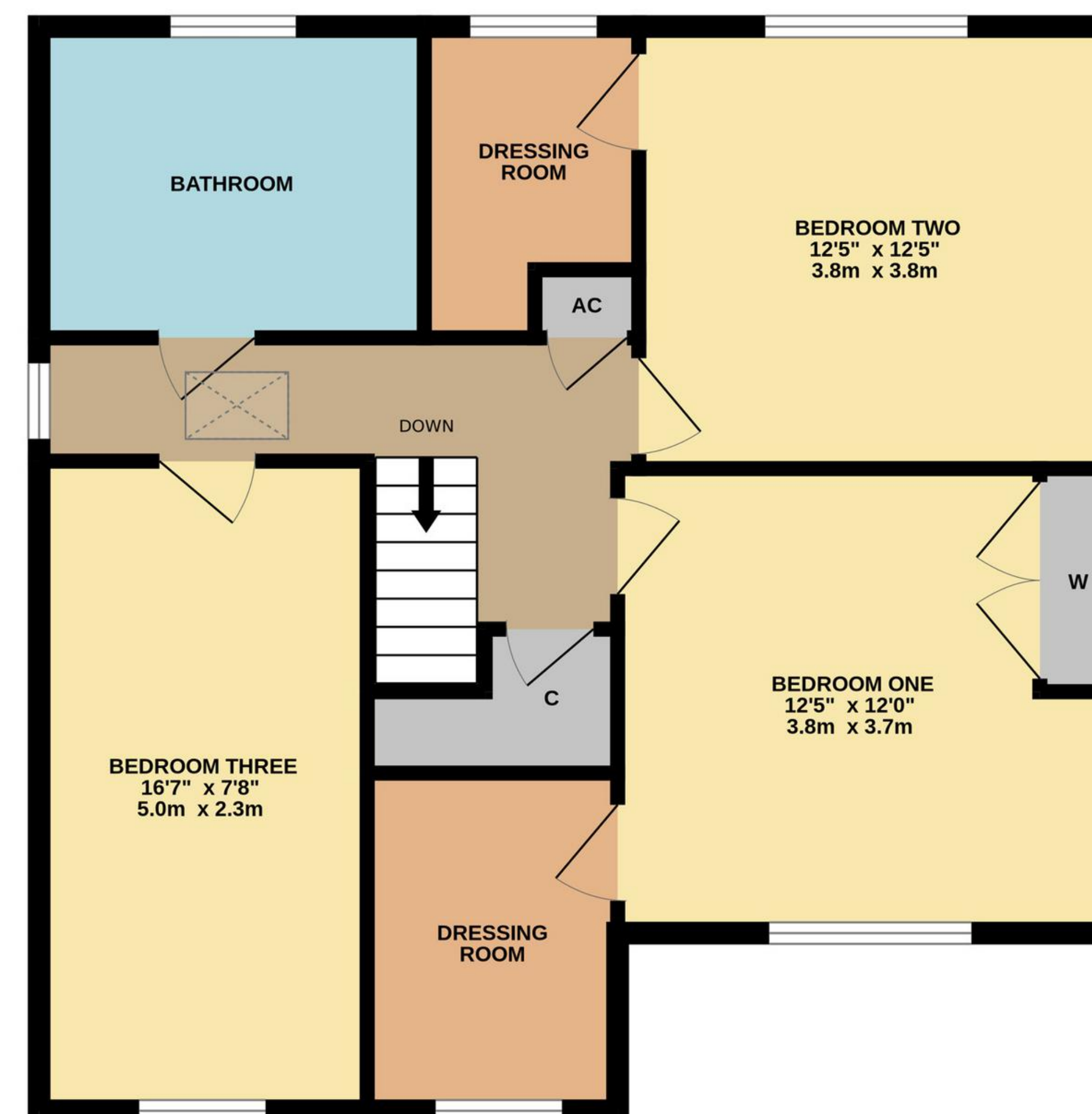
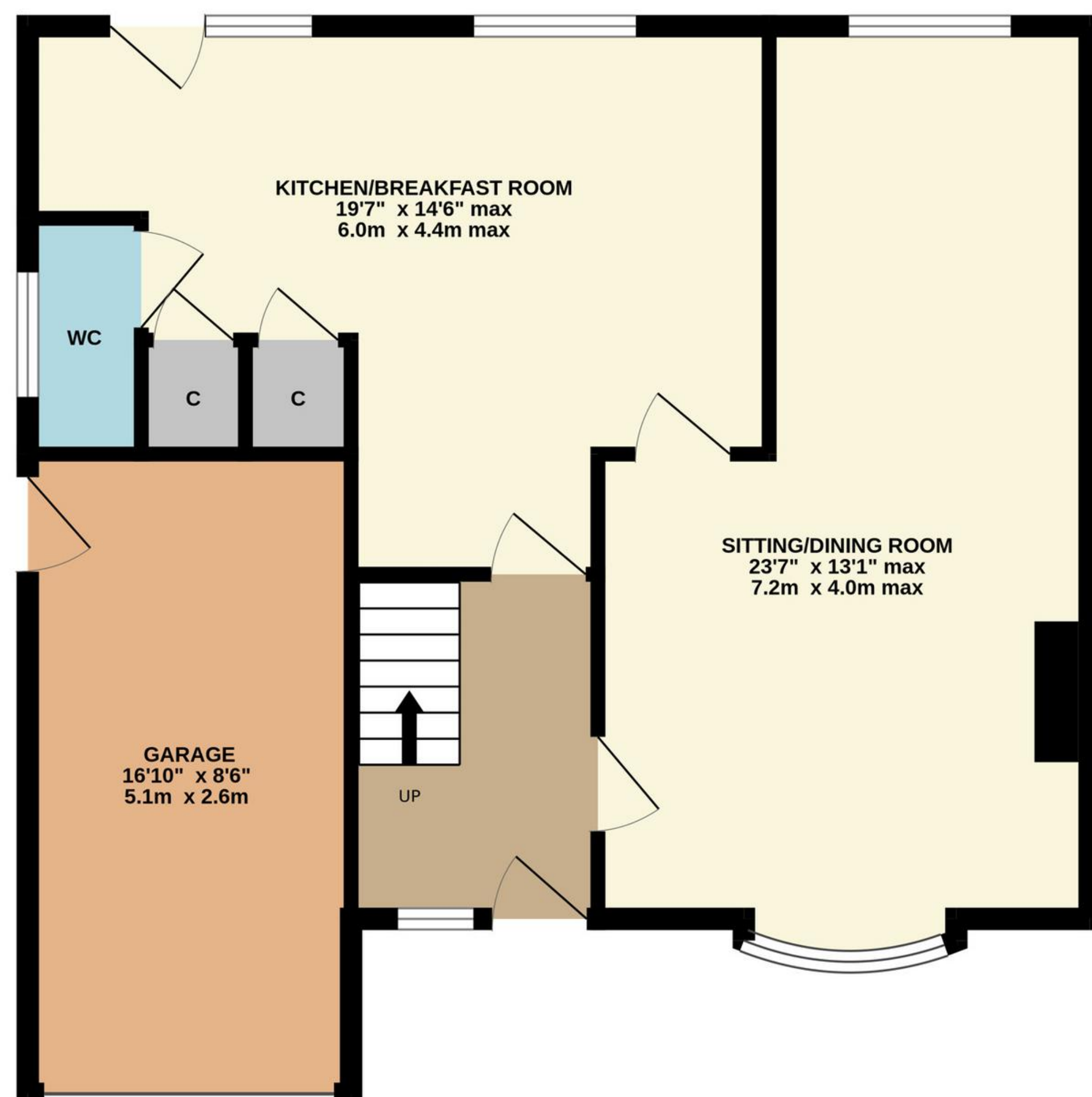
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## Smiths Property Experts

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 : 1430 sq.ft. (132.9 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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