



Smiths
your property experts

Silverton Road

Loughborough

- No upward chain
- Mature bay-fronted semi-detached family home
- Peaceful location on the 'Forest Side' of Loughborough
- Three good-size bedrooms
- Generous sitting room and a separate kitchen/diner
- Private driveway providing off-road parking for two vehicles
- Single garage connected to the main house by a covered link
- Established and totally private rear gardens



General Description

Smiths Property Experts offer to the market with no upward chain this mature bay-fronted and extended semi-detached home on the highly regarded 'Forest Side' of the Charnwood market town of Loughborough. The property occupies a peaceful and quiet location, with totally private rear gardens and an excellent frontage with off-road parking.

The Location

The property sits on a large plot behind a deep grass verge on a quiet road. There is convenient access to excellent schooling options, local supermarkets, Loughborough town centre, the train station, the M1 motorway network, as well as the beautiful countryside within Charnwood Forest.





The Property

Internally, the property provides a floor area measuring approximately 1,200 square feet, including the adjacent garage, with accommodation centred around a light-filled entrance hall. Upstairs are three good-sized bedrooms, two large doubles, with excellent built-in storage. There is also the family bathroom. Downstairs is a bay-fronted 20' long impressive sitting room with a chimney and a fireplace. There is also a WC, an understairs store, and a spacious kitchen/diner to the rear with direct garden access via sliding glazed doors. To the right hand side of the main house is a single garage connected by a covered link, and there is also a separate shower/utility room to the rear.

The Outside

The house is set behind a low-level brick wall to the front boundary. There is a paved private drive to the front and mature front gardens that give privacy and off-road parking for two vehicles. To the rear, the gardens are green, established, and totally private. Mature borders provide all-year-round colour, and there is a central lawn and pond. To the immediate rear of the main house is a paved seating terrace accessible from the kitchen/diner.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

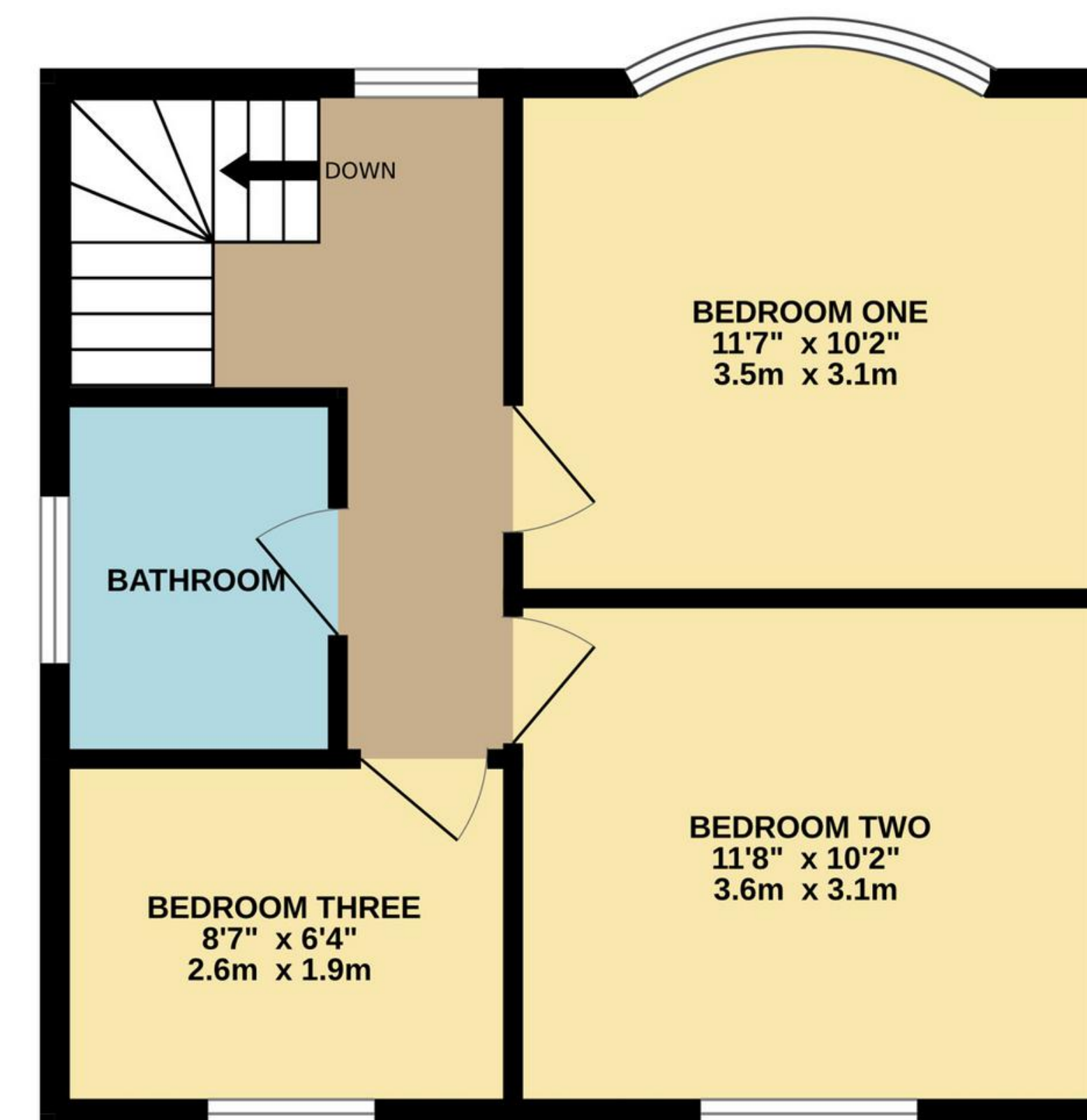
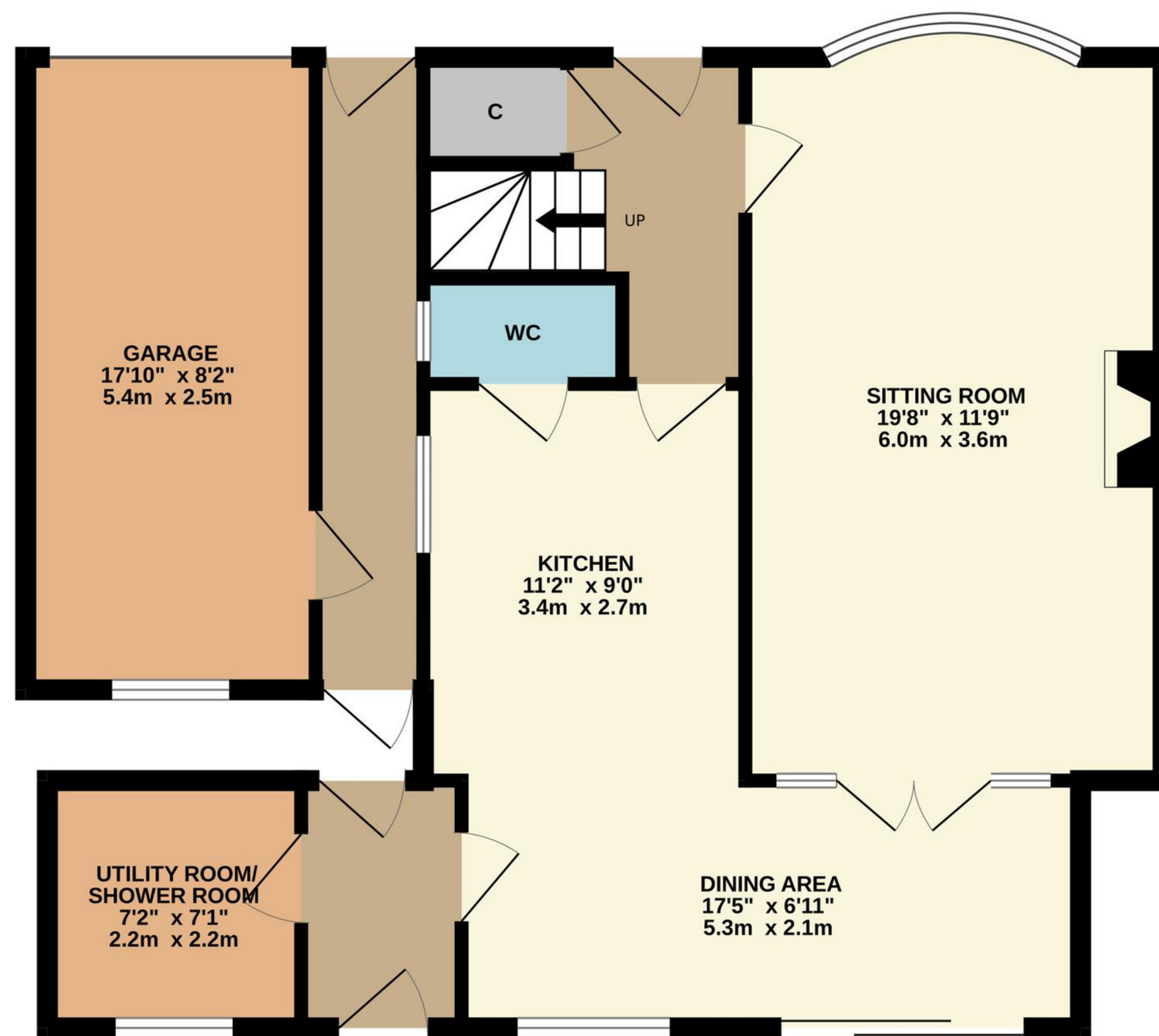
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Smiths Property Experts

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TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



