



Smiths
your property experts

Oliver Road

Loughborough

- Beautiful 'box bay' fronted Edwardian family home
- Peaceful position in a highly regarded residential area
- Situated within walking distance of the town centre
- Period features including Minton tiled floors and marble fireplaces
- Five double bedrooms and two bathrooms
- Kitchen/breakfast room and two reception rooms
- Driveway providing off-road parking for two vehicles
- Mature and private rear gardens



General Description

Smiths Property Experts offer to the market this beautiful 'box bay' fronted Edwardian family home, occupying a peaceful position in a highly regarded residential area close to the town centre in the Charnwood market town of Loughborough. The property is ideally placed for access to the Endowed Schools, Loughborough University, and beautiful countryside within the Charnwood Forest.







The Property

The property has been in the seller's ownership for decades and has been a wonderful home. It has been sympathetically cared for, so you can expect to find the original character and period features, including hardwood joinery, plasterwork, Minton tiled floors, and marble fireplaces.

The accommodation extends to an impressive and generous 1,618 square feet, with no less than three reception spaces, namely a formal sitting room, a dining room, and a kitchen/breakfast room, all accessed from the very original and grand entrance hall. There is also a utility room and shower room downstairs. Upstairs over the first and second floors are five double bedrooms with excellent storage, the family bathroom and a second WC.

The Outside

Set back from a quiet residential street on the favoured 'Forest Side' of the town, the property has established front gardens and is set behind a low-level front wall. To the left-hand side is the driveway, with a covered carport to the side of the house and off-road parking for two vehicles.



To the rear, the gardens are mature and private. There is a large conservatory currently in place and behind, a workshop. These could be replaced by a garden 'pod' or be removed should the eventual purchaser wish to extend the gardens.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: D.

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 : 1618 sq.ft. (150.3 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.
 Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



