



Smiths
your property experts

Beaumont Road

Loughborough

- Well-presented and spacious property
- Excellent first-time or investment purchase
- Three good-sized bedrooms and a family bathroom
- Kitchen and a separate utility room
- Landscaped and generous rear gardens
- Private driveway to the front of the property
- Substantial workshop with power and lighting
- Super living room and a separate conservatory

General Description

Smiths Property Experts offer to the market this well-presented and spacious three-bedroom home with exceptional rear gardens and a private driveway to the front in the Charnwood market town of Loughborough.

The property offers a generous 1,042 square feet of bright and modern living space laid over two floors, with gas central heating and uPVC double glazing. The property would make an excellent first-time or investment purchase.







The Property

Internally, the living accommodation comprises, in brief, an entrance hall with WC, a super front-to-back living room, a conservatory with direct garden access, and a kitchen. There is also a handy utility room. On the first floor are three good-sized bedrooms (two large doubles) and a well-serviced family bathroom.

The Outside

Set back from Beaumont Road, a mature residential area in the Charnwood market town of Loughborough, the property boasts a private gravel driveway with off-road parking for several vehicles.

To the rear are lovely, landscaped gardens. A ceramic tile terrace to the immediate rear of the main house, with views down across the gardens, leads to central lawns with raised borders and two large fruit trees. To the bottom of the garden is a further gravel terrace. There is also a brick-built barbecue, a substantial workshop with power and lighting, and an additional outbuilding.







Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.

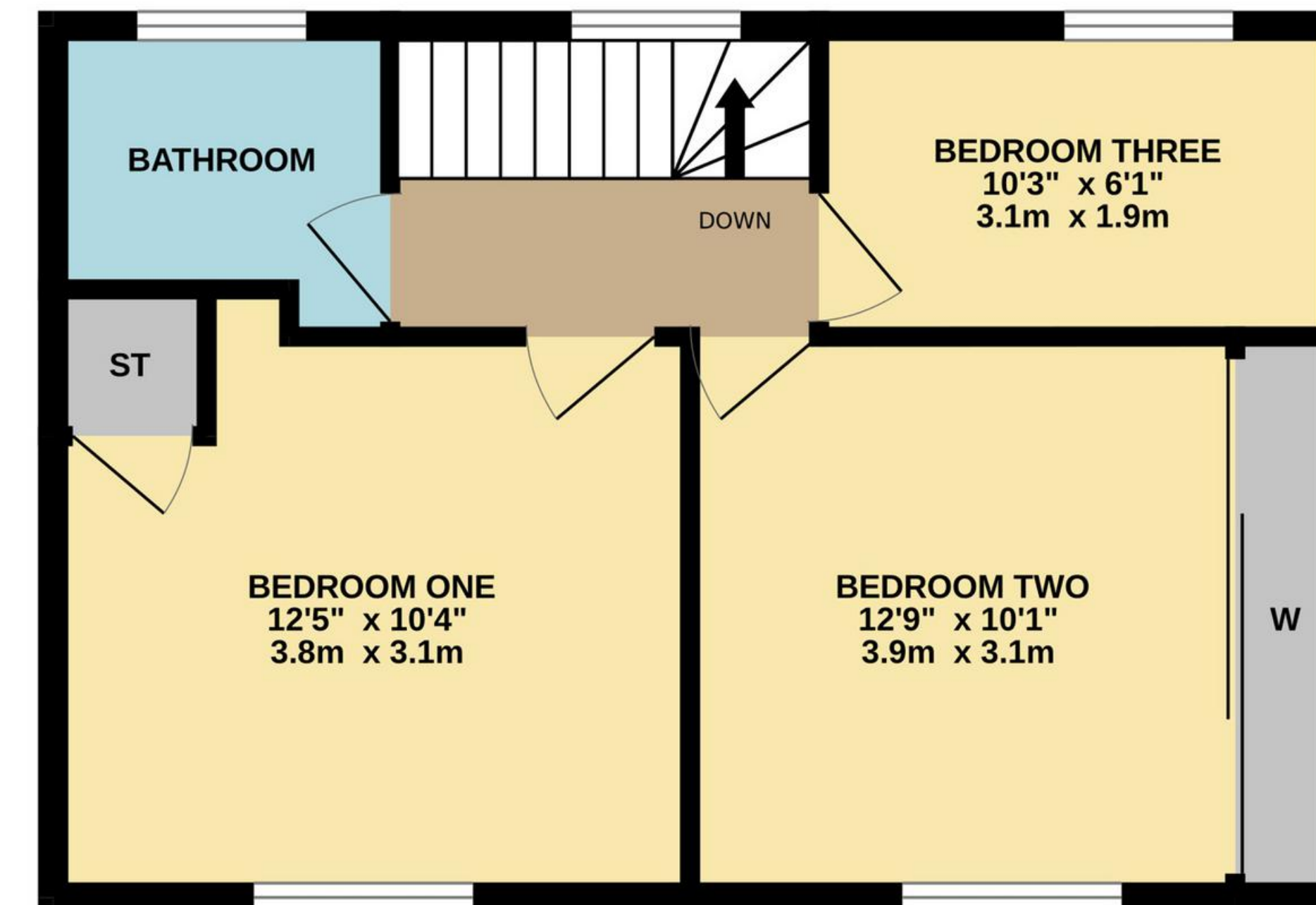
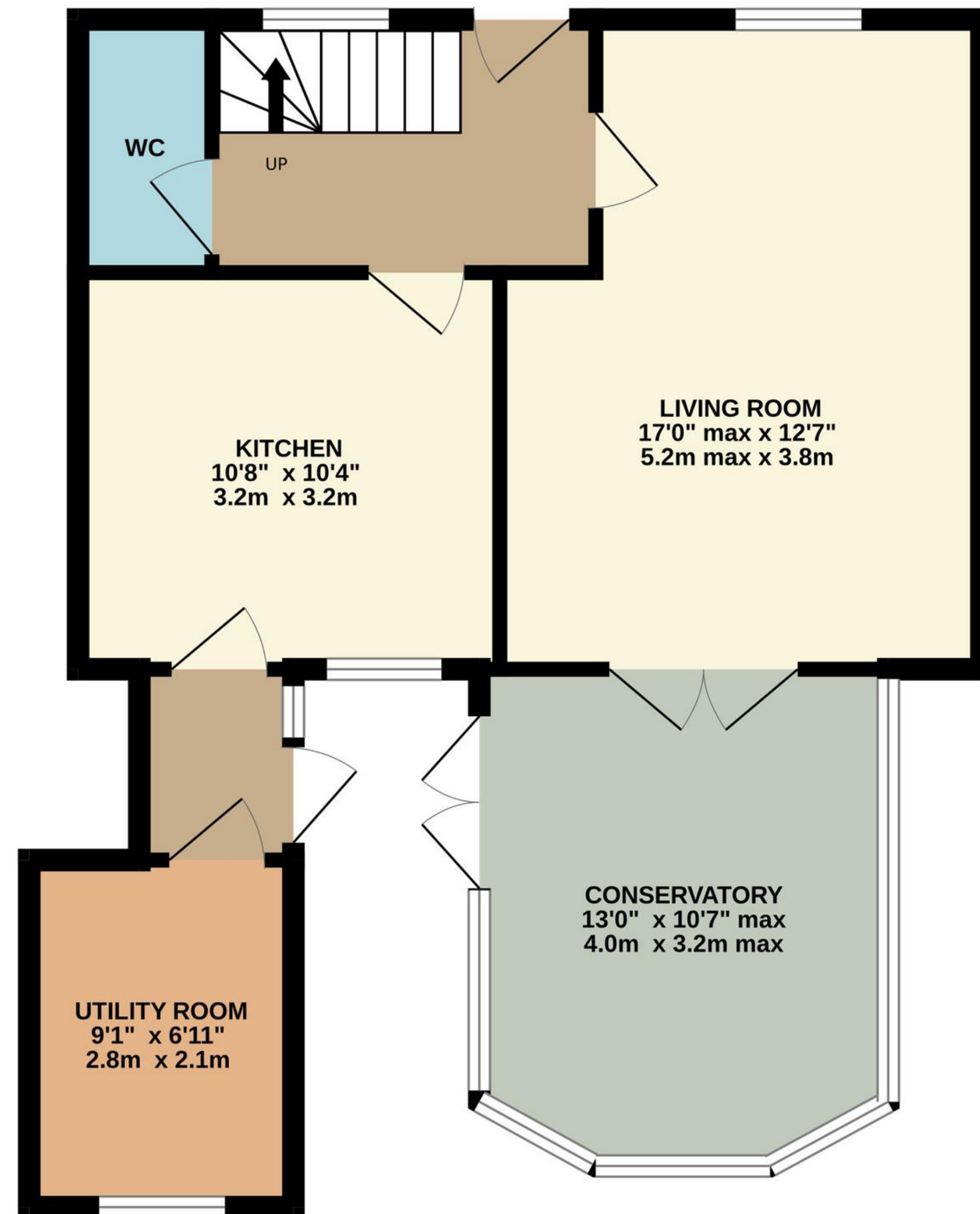
Important Information

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 : 1042 sq.ft. (96.8 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



