



Smiths
your property experts

Silverton Road

Loughborough

- No upward chain
- Bay-fronted semi-detached family home
- Extended living space with a floor area of circa 1,234 square feet
- Four good-sized bedrooms and a family bathroom
- Paved private driveway and an integrated single garage
- Established and private rear gardens
- Kitchen/breakfast room and a separate utility room
- Peaceful location on the Forest Side of Loughborough

General Description

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





The Property

Internally, the property provides a floor area measuring approximately 1,234 square feet, including the garage, with accommodation centred around a light-filled entrance hall with a covered porch. Upstairs are four good-sized bedrooms, including three large doubles, with excellent built-in storage. There is also the family bathroom and a separate WC on the landing. Downstairs is a bay-fronted 20' long impressive lounge/diner. There is also a kitchen/breakfast room. To the left-hand side of the main house is a single garage attached to the main living space. Accessed via the garage is a utility room, and a WC.

The Outside

The house is set behind a low-level brick wall to the front boundary. There is a paved private driveway to the front, providing off-road parking for several 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. To the immediate rear of the main house is a paved seating terrace accessible from the lounge/diner.

The Location

The property is set in a peaceful location, behind a deep grass verge on a quiet road in a salubrious part of the town. With convenient access to excellent schooling options, local supermarkets, Loughborough town centre, the train station, the M1 motorway network, and the beautiful countryside within Charnwood Forest, this property will make a wonderful home for the eventual purchaser.





Property Information

EPC rating: C

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

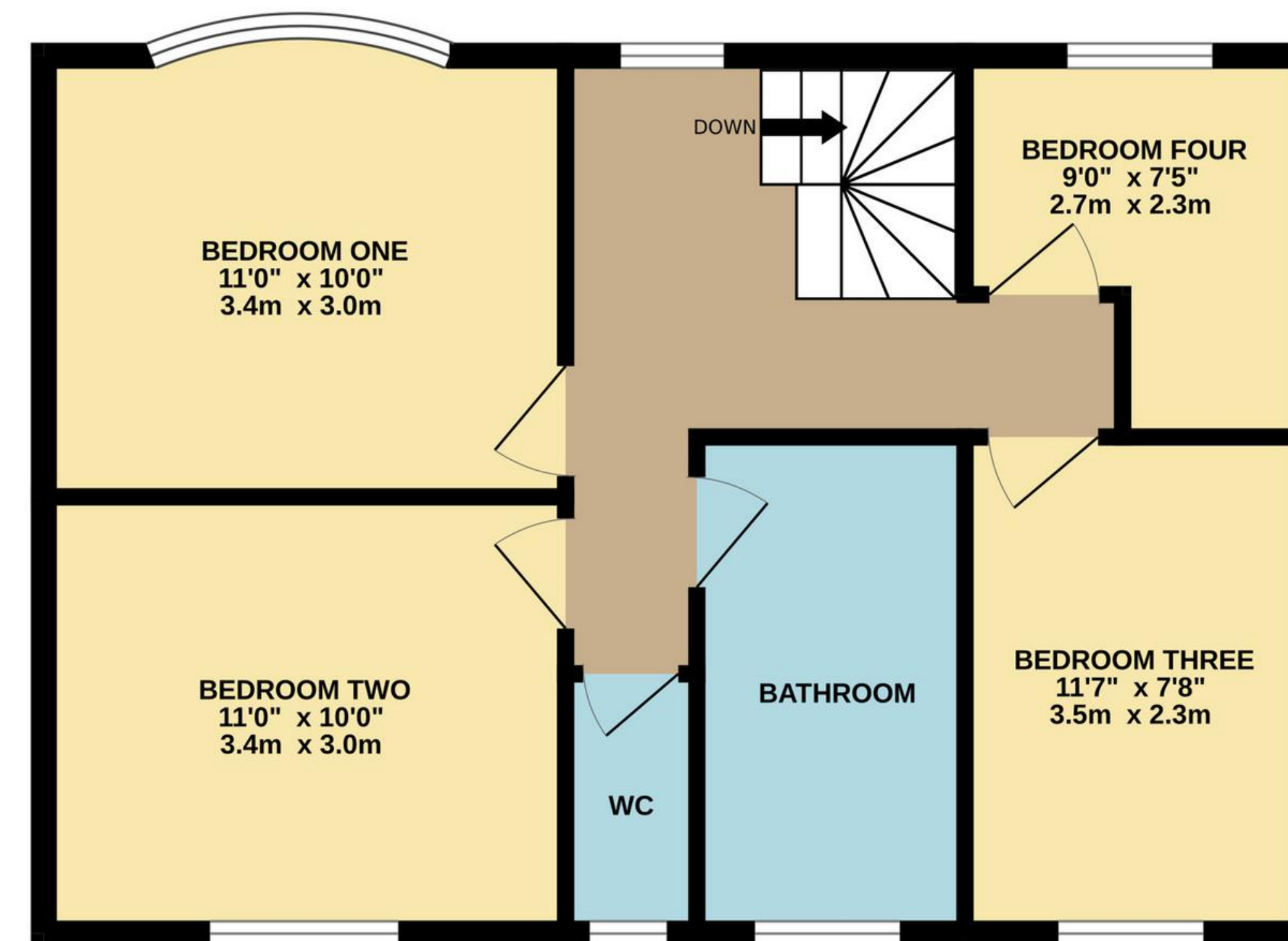
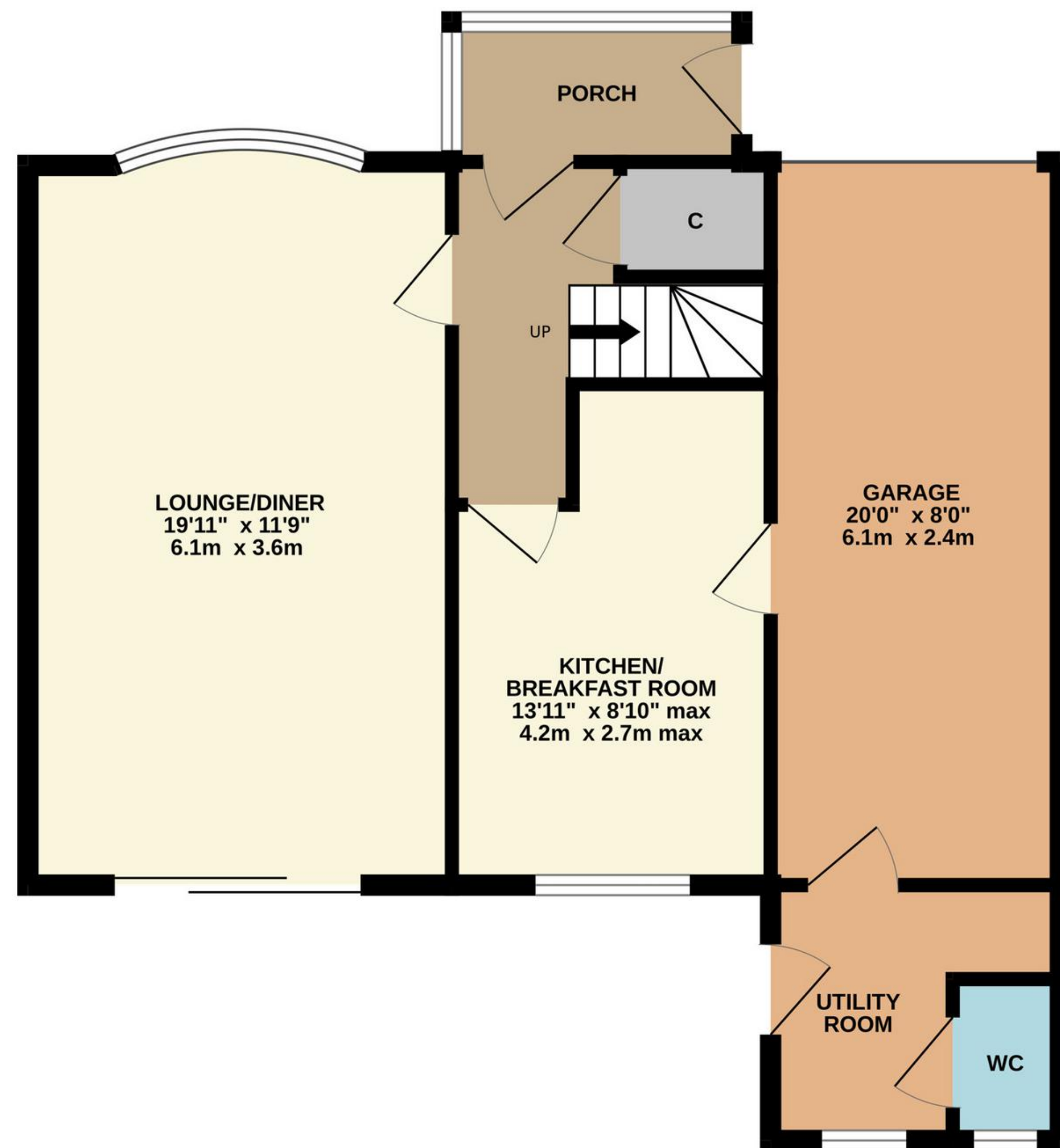
Important Information

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Smiths Property Experts

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TOTAL FLOOR AREA : 1234 sq.ft. (114.7 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



