



Smiths  
your property experts

# Woodthorpe Road

Loughborough

- No upward chain
- Well-presented semi-detached house
- Three bedrooms and a family bathroom
- Kitchen/breakfast room and a separate living room
- Secure private gardens with a brick-built outbuilding
- Double-width gravel driveway
- Extension potential to the right-hand side
- Gas central heating and uPVC double glazing

## General Description

Smiths Property Experts offer to the market with no upward chain this well-presented three-bedroom semi-detached home positioned on Woodthorpe Road in Loughborough. The property is in good condition throughout, having been cleaned and decorated before marketing.





## The Property

The property benefits from gas central heating and uPVC double glazing throughout. The accommodation extends to almost 800 square feet. The living space is laid across two floors and comprises an entrance hall, a living room, a modern kitchen/breakfast room, three good-sized bedrooms and a family bathroom.

## The Outside

The property is set back from the road behind a mature hedgerow and front garden. There is a double-width gravel driveway off-road providing parking for multiple vehicles and extension potential to the right-hand side. To the rear are enclosed and secure private gardens with a brick-built outbuilding as well as a patio terrace to the immediate rear of the house.

## Property Information

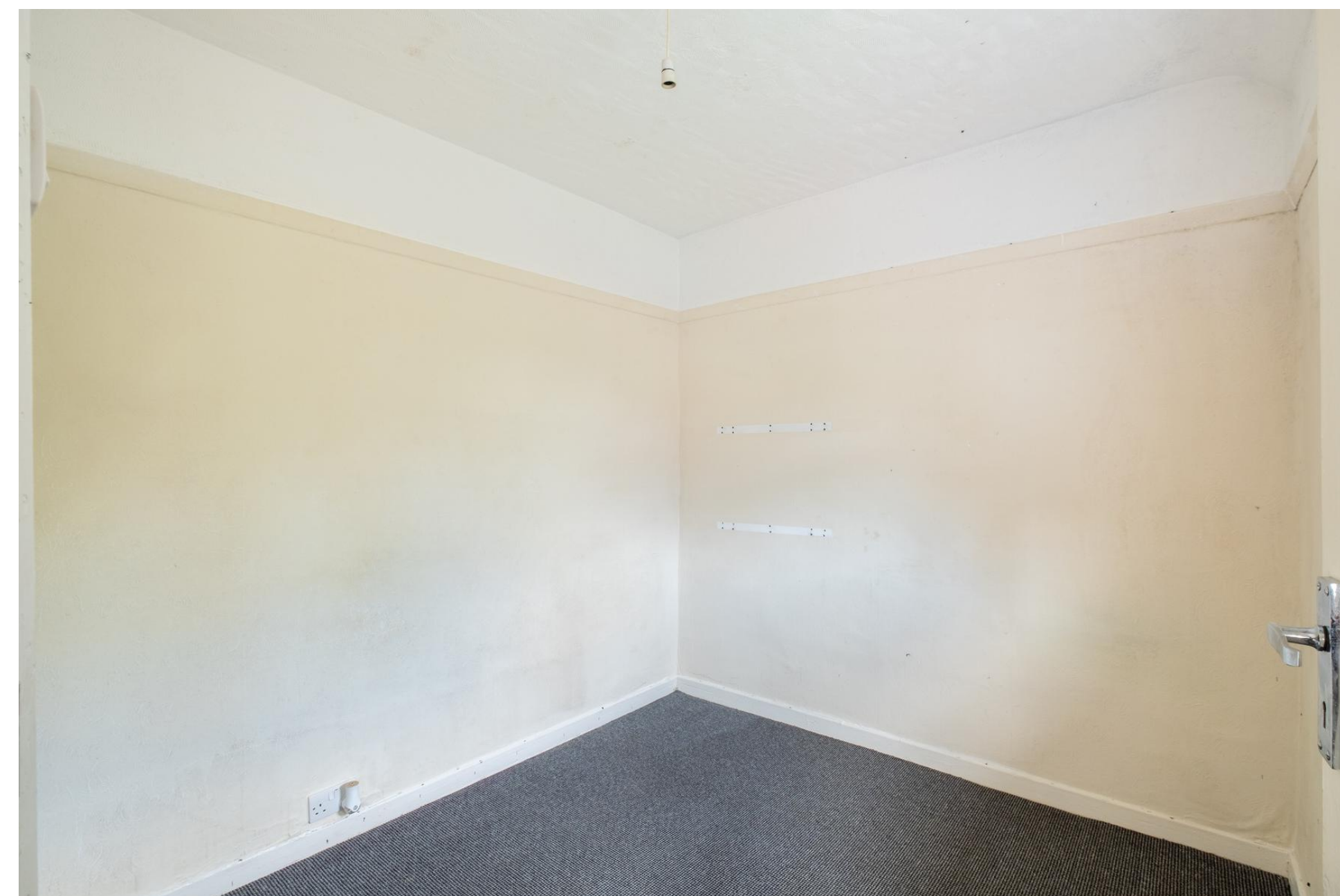
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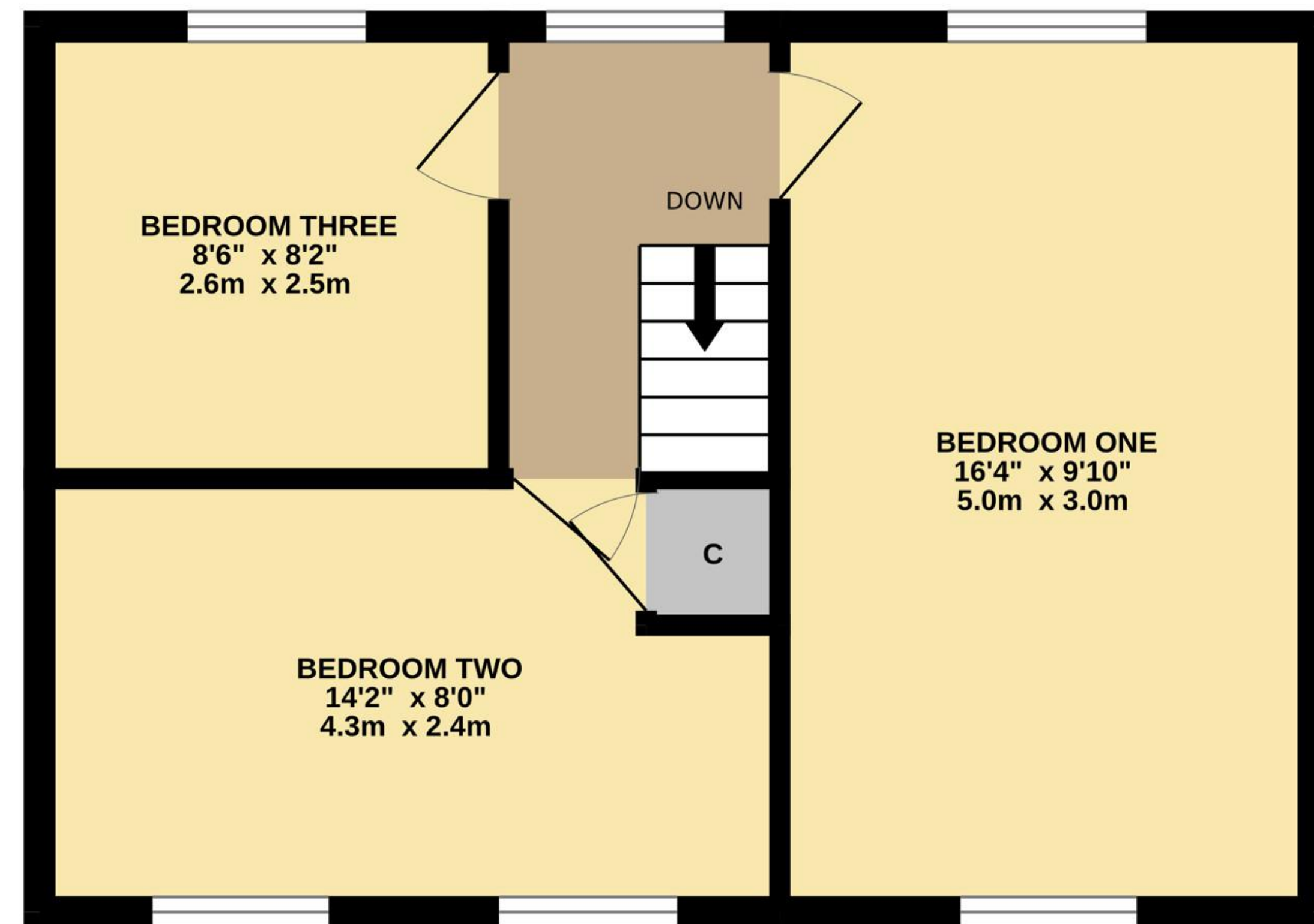
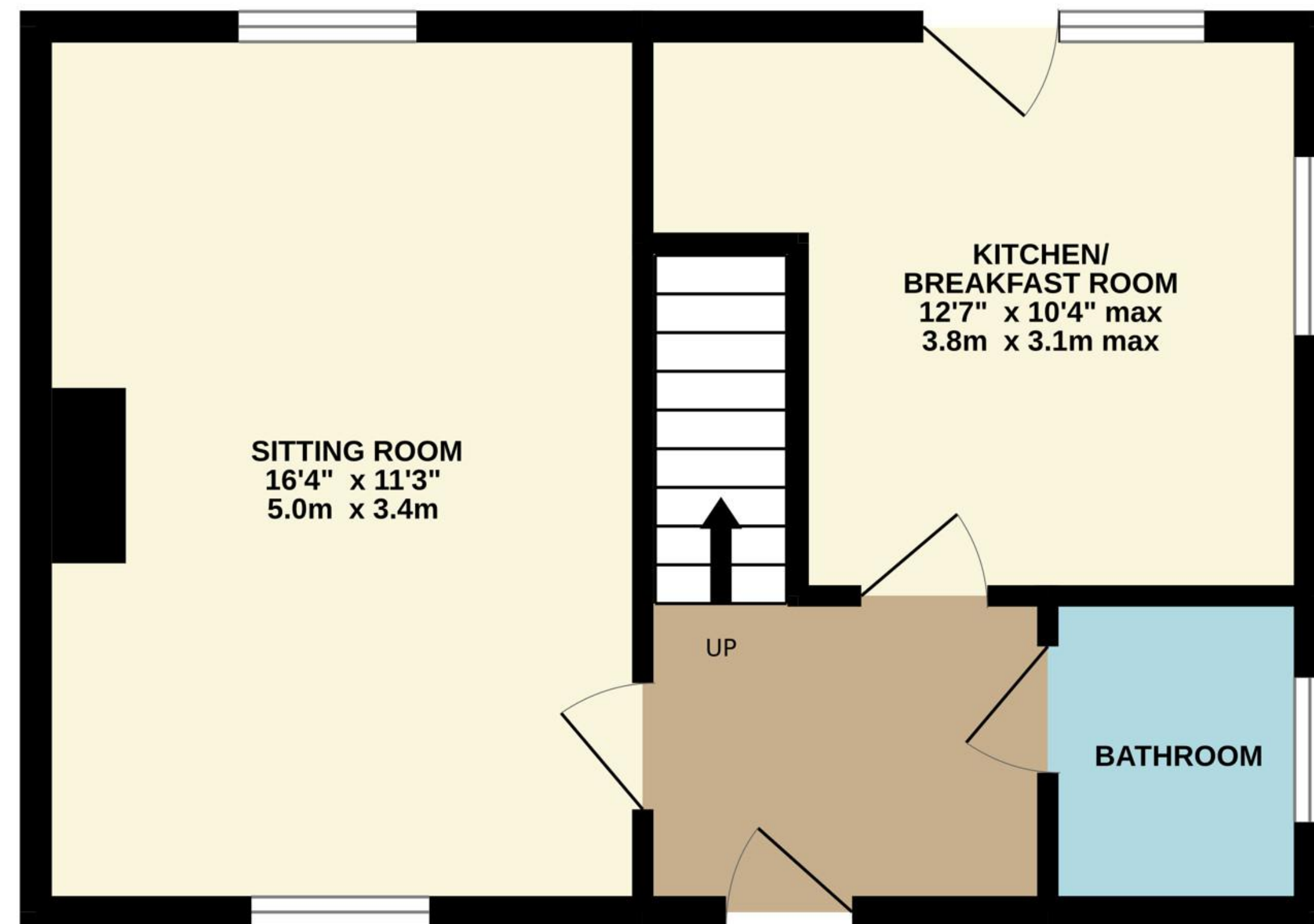
Tenure: Freehold. Council Tax Band: A.

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.





TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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