



Smiths
your property experts

Lea Drive

Loughborough

- Well situated immaculate detached family home
- Built by William Davis Homes in 2005
- Impressive wrap-around plot with generous off-road parking
- Open plan kitchen/diner and a separate utility room
- Four good-sized bedrooms and two bathrooms
- Fitted wardrobes in two of the bedrooms
- Delightful gardens which benefit from the afternoon sun
- Peaceful setting at the end of a cul-de-sac in Grange Park



General Description

Smiths Property Experts are delighted to offer to the market this immaculate detached family home, offering an impressive wrap-around plot with generous front and rear gardens and a large driveway with off-road parking for multiple vehicles. The property is located on the sought-after Grange Park development in the market town of Loughborough and was built by William Davis Homes in 2005.

This property is located in a peaceful setting, tucked away at the end of a cul-de-sac within the popular Grange Park development. Within a short walk, you'll find a range of local amenities, Loughborough town centre, countryside walks, and access to the Charnwood Forest. There is easy access to nearby Leicester city centre via the A6 road network. The development provides a good choice of schooling and a collection of shops.





The Property

Internally, the property provides immaculate living space with accommodation over two floors. There is an entrance hall with doors leading to a downstairs w.c, a generous sitting room with direct garden access to the rear, and a front-to-back refitted kitchen/diner with a separate utility room.

Upstairs, you will find four good-sized bedrooms, an airing cupboard, and a family bathroom. The main bedroom has fitted wardrobes and en-suite facilities, and there are also fitted wardrobes in bedroom two. The property has a gross floor area of approximately 1,342 square feet, including the detached garage.

The Outside

To the left-hand side of the house, there is a good-sized detached garage which is accessible through a block-paved gated driveway. The driveway wraps around the front of the property, providing ample off-road parking space for several vehicles.

The property features delightful gardens with a north west facing aspect to the rear, which benefits from the afternoon sun, and a private seating terrace located behind the garage. There are also lawned gardens at the front.

Agents Note

The property had a new boiler installed in 2023.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

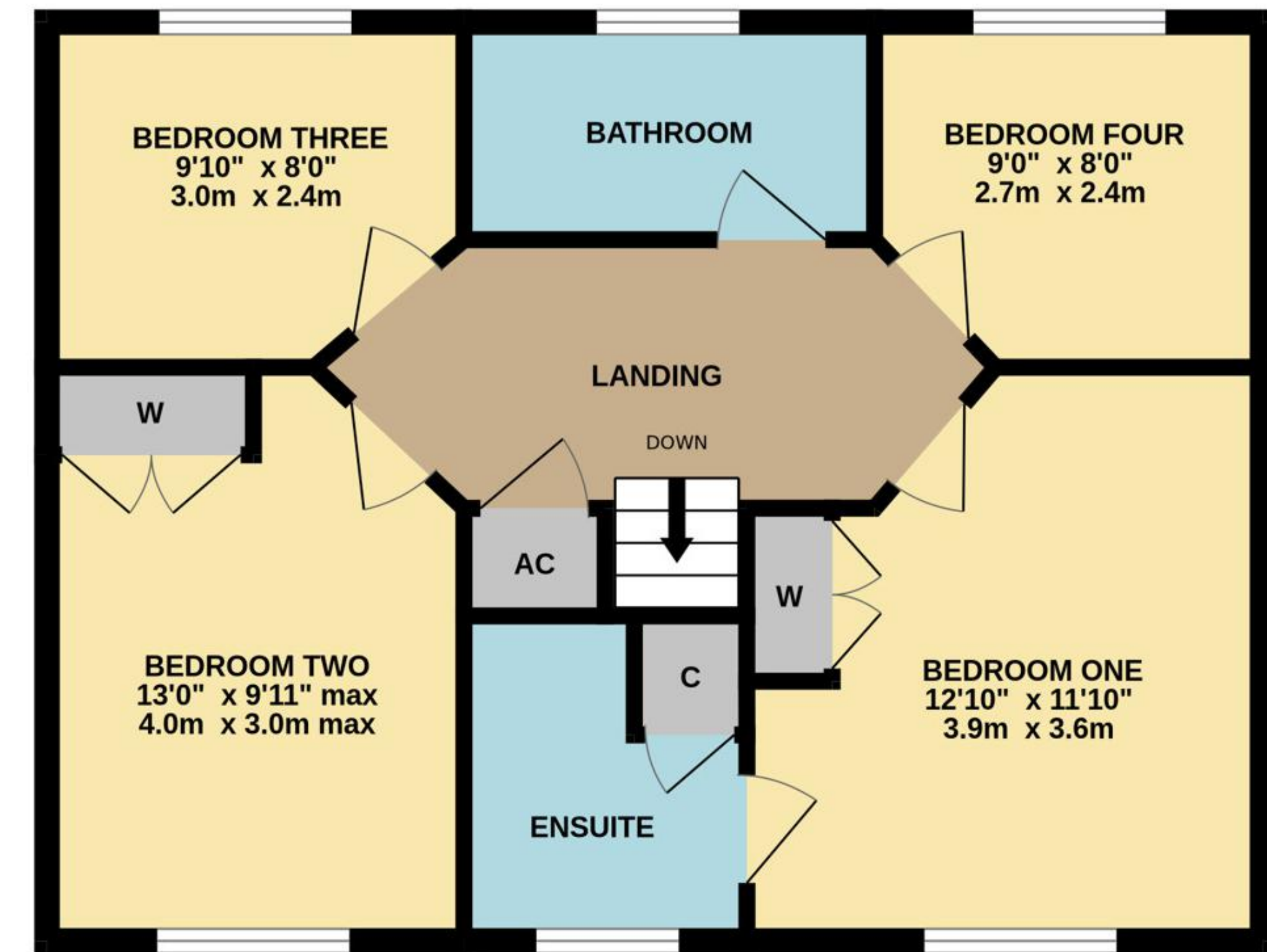
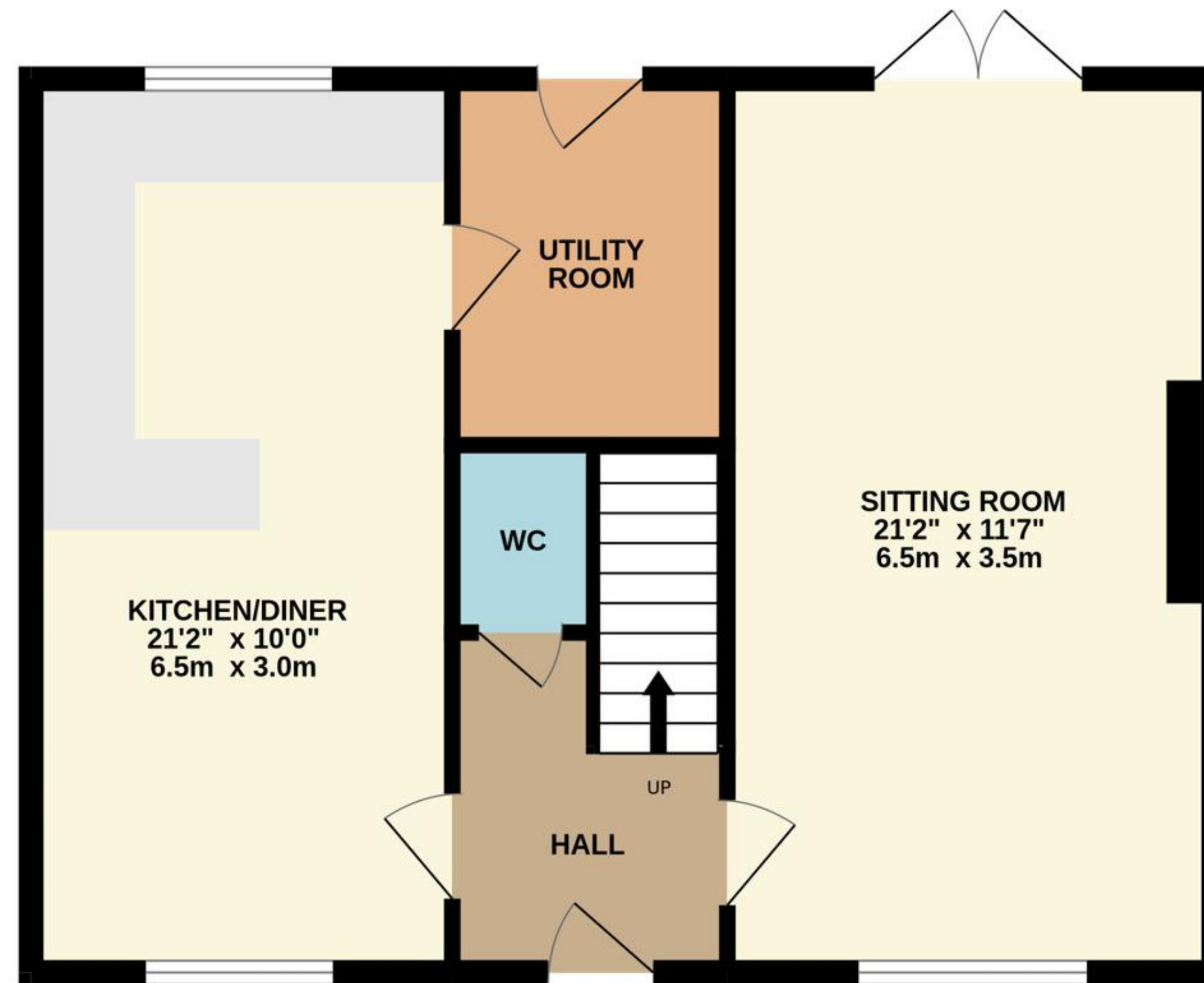
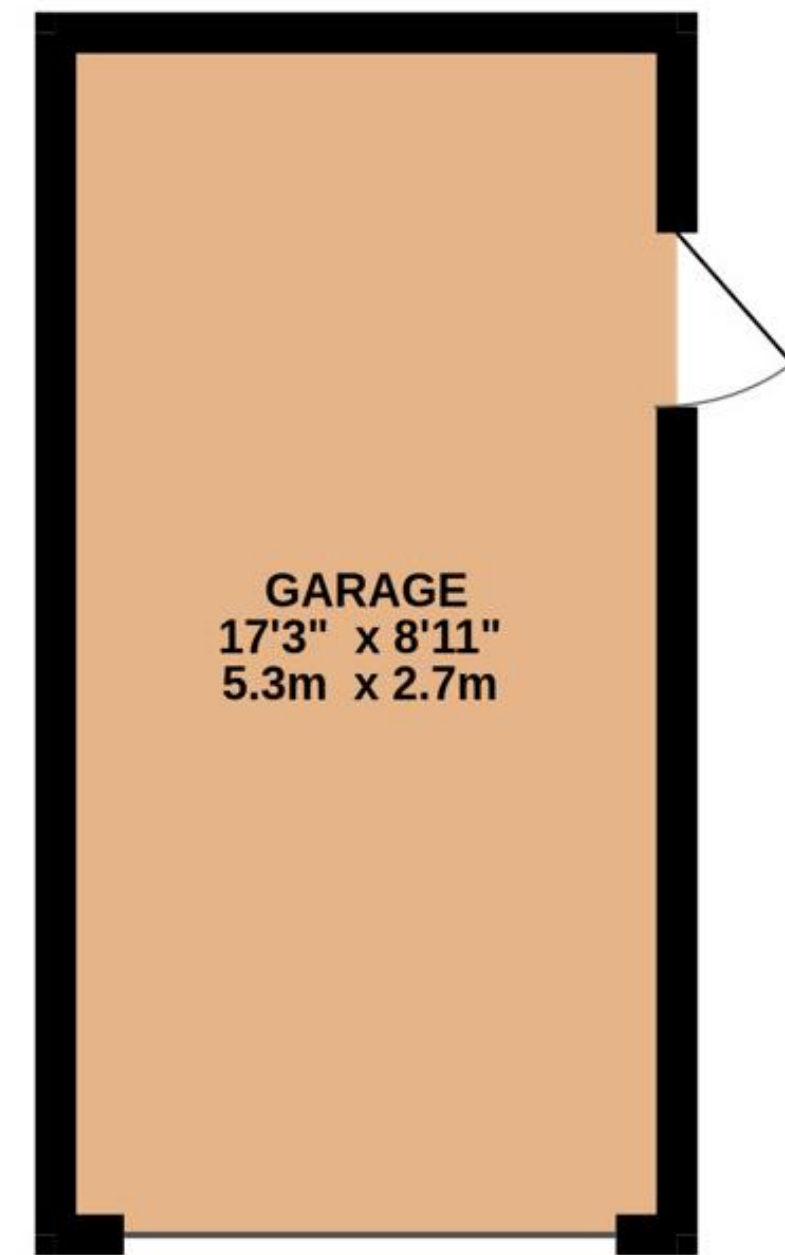
Important Information

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Smiths Property Experts

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TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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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