



Smiths  
your property experts

# Spinney Hill Drive

Loughborough

- No upward chain
- Mature four/five bedroom detached family home
- Located on the sought-after Forest Side of Loughborough
- Flexible living space extending to circa 1,350 square feet
- Kitchen/breakfast room and two reception rooms
- Generous private driveway providing off-road parking
- Lovely plot with established rear gardens
- Detached pre-fabricated garage



## General Description

Smiths Property Experts offer to the market with no upward chain, this mature detached home with four/five bedrooms situated on the highly regarded 'Forest Side' of the Charnwood market town of Loughborough. The property occupies a lovely plot with established rear gardens and a generous private driveway to the front.

## The Location

The location provides access to excellent schooling options, local supermarkets, Loughborough town centre, the train station, the M1 motorway network, and the beautiful countryside within Charnwood Forest. The property is also within easy walking distance of the University campus.





## The Property

The property offers flexible and generous living space, with gas central heating and uPVC double glazing throughout, extending to approximately 1,350 square feet. A light entrance hall with WC, in turn, leads to a kitchen/breakfast room with a second lobby and store, dining room, and superb L-shaped main sitting room with direct garden access to the rear. There is also a conservatory, and through the dining room, two further areas could be interconnecting bedrooms, double studies, or a lovely suite. The first-floor landing leads, in turn, to three bedrooms (two large doubles) with an abundance of storage, and the original family bathroom. The layout offers flexible accommodation, and considerable value could be added should the eventual purchasers wish.

## The Outside

Outside, the property sits back from the road behind front gardens and a large private driveway providing off-road parking for several vehicles. To the rear are mature lawned South East facing gardens that afford a high degree of privacy. There is also a detached prefabricated garage at the rear.





## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

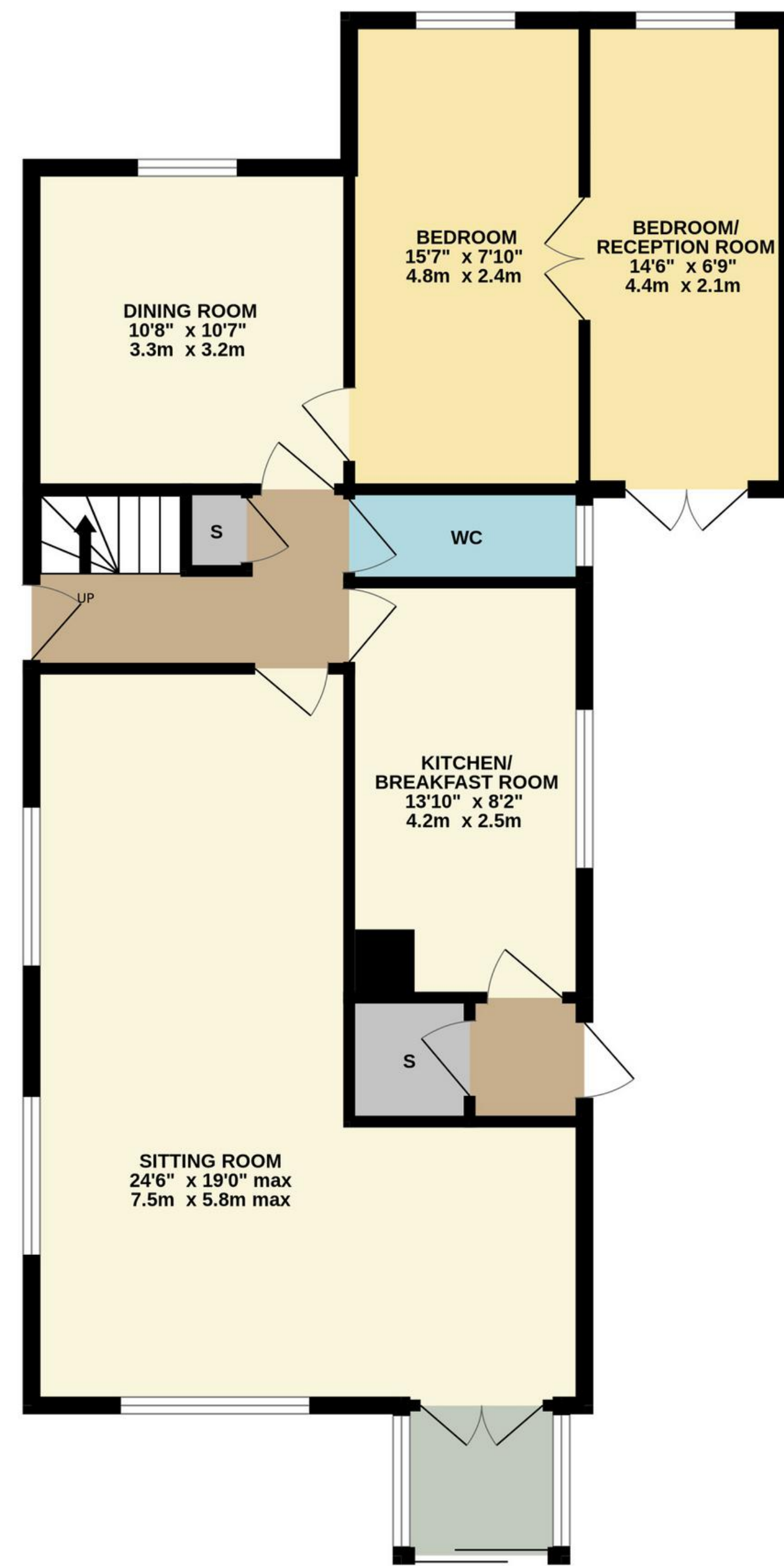
## Important Information

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: 1350 sq.ft. (125.4 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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