



Smiths
your property experts

Knipton Drive

Loughborough

- No upward chain
- Immaculate semi-detached family home
- Super layout with a rear kitchen/diner and a front sitting room
- Three bedrooms and a family bathroom
- Mature and peaceful residential setting
- Off-road parking and a garage with power and lighting
- Lovely rear gardens that are generous in size
- Substantial timber-built garden room

General Description

Smiths Property Experts offer this smart and immaculately presented three-bedroom semi-detached home to the market. The property is positioned in a mature and peaceful residential setting and has no upward chain. It occupies an excellent plot and is situated within easy reach of good local schooling, the M1 motorway network for commuters, and countryside walks. This property would make an excellent first-time or family home purchase.





The Property

The main house offers immaculately presented living space with uPVC double glazing and gas central heating. The accommodation is laid across two floors and measures approximately 690 square feet (excluding the garage and summer house).

In brief, expect to find an entrance hall with cloaks cupboard and outside store, a generous sitting room, and a kitchen/diner. Upstairs are no less than three bedrooms, the main room an excellent size with built in storage, and a family bathroom.

The Outside

Set in a peaceful cul-de-sac, the property has generous grounds that include fronted side and rear gardens. With green space, patio areas, and a substantial timber-built garden room summer house, there is almost total privacy. There is also a single garage with power and lighting and off-road parking in front.





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 : 902 sq.ft. (83.8 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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