



Smiths
your property experts

Buckingham Drive

Loughborough

- Well-presented and extended detached family home
- Popular residential area of Loughborough
- Excellent commuter access via the M1 motorway network
- Three good-sized bedrooms and a modern shower room
- Tandem double garage and a timber-clad workshop
- Shaker-style kitchen and three reception areas
- Generous driveway, including a gated area to the left-hand side
- Private lawned South facing rear gardens

General Description

Smiths Property Experts offer this well-presented and extended three-bedroom detached family home in a popular residential area of Loughborough. The property offers excellent commuter access via the M1 motorway network, a choice of good schooling, and a local park just a short walk away.





The Property

Internally, the property offers an impressive 1,040 square feet of living accommodation laid across two floors. There is an enclosed porch that leads to the entrance hall with an upstairs cupboard. Upstairs, the light-filled landing leads, in turn, to three good-sized bedrooms (two large doubles) and a modern family shower room. The principal bedroom also affords plentiful built-in storage. Downstairs, the living spaces are generous. Extended to the rear, expect to find a large main sitting room through to the dining room, further living space with direct garden access to the rear, and a generous shaker-style fitted kitchen with direct outside access and a pantry.

The Outside

The property is set back from the street in this mature and well-regarded residential setting. There is a large block paved driveway to the front and left-hand side with off-road parking for several vehicles. To the left-hand side is a secure driveway behind lockable timber gates.

Outside and to the rear are private lawned South facing gardens. There are two large outbuildings, including a tandem double garage and a block-built and timber-clad workshop to the top of the gardens. Both buildings are in serviceable order, with a three-phase electricity supply, and would make excellent ancillary accommodations, workshops, gyms, garden rooms, or even annexe space, subject to the correct consents.





Property Information

EPC rating: E

Tenure: Freehold. Council Tax Band: D.

Local Authority: Charnwood Borough Council.

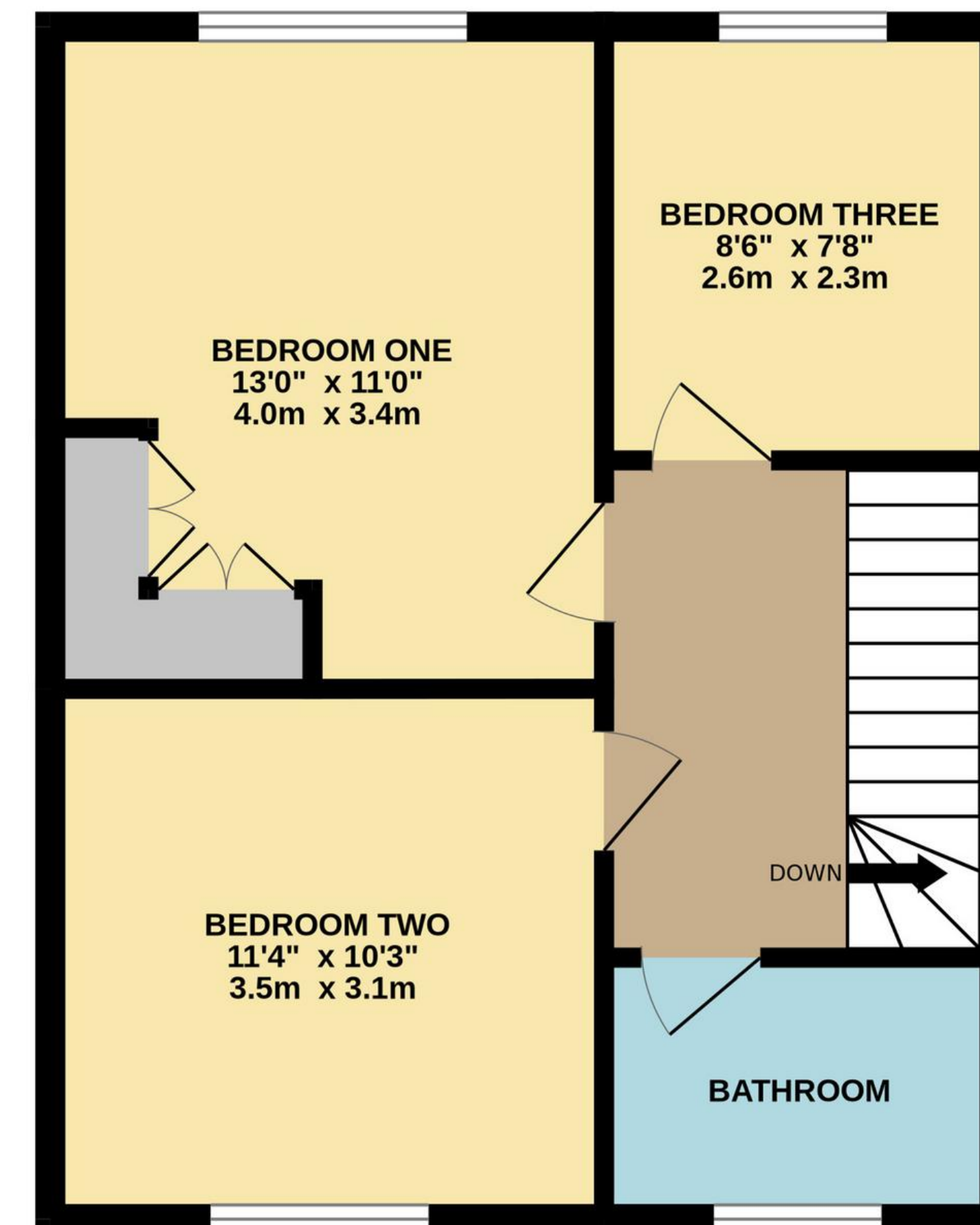
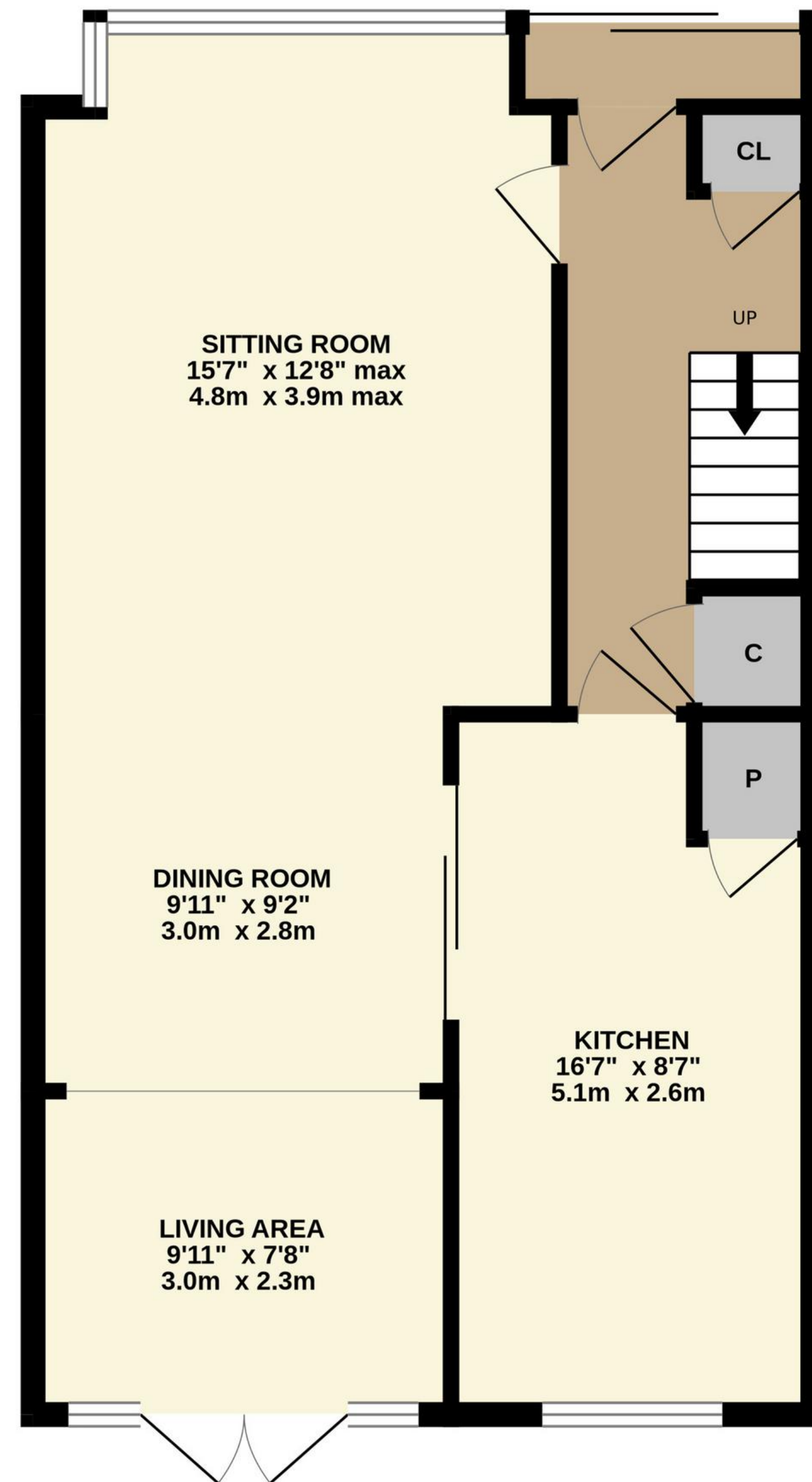
Important Information

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 : 1040 sq.ft. (96.6 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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