



Smiths
your property experts

Seymour Close

Loughborough

- No upward chain
- Immaculate 'turnkey' detached family home
- Popular location in this Charnwood market town
- Three good-sized bedrooms and two bathrooms
- Kitchen/diner with a separate utility room
- Driveway with off-road parking for several vehicles
- Detached double garage with power and lighting
- Generous West facing lawned rear gardens



General Description

Smiths Property Experts offer to the market, with no upward chain, this superb example of a Jelson constructed three-bedroom detached home. The property occupies an exceptional private plot of approximately 1/6th of an acre with a large driveway, a detached double garage, and generous West facing lawned rear gardens. The property is in a most popular residential location in the Charnwood market town of Loughborough.

The Location

The property occupies an enviable position, situated just a few minutes' walk of a range of shops and services, including a major supermarket with a fuel station, cash machines, a post office, a doctor's surgery, a dental practice, a chemist, a hairdresser, and a community centre. With excellent local schooling, countryside trail walks, and easy access to the town centre, M1 motorway network, and Loughborough train station, we believe it will make an excellent family home for the eventual purchaser.





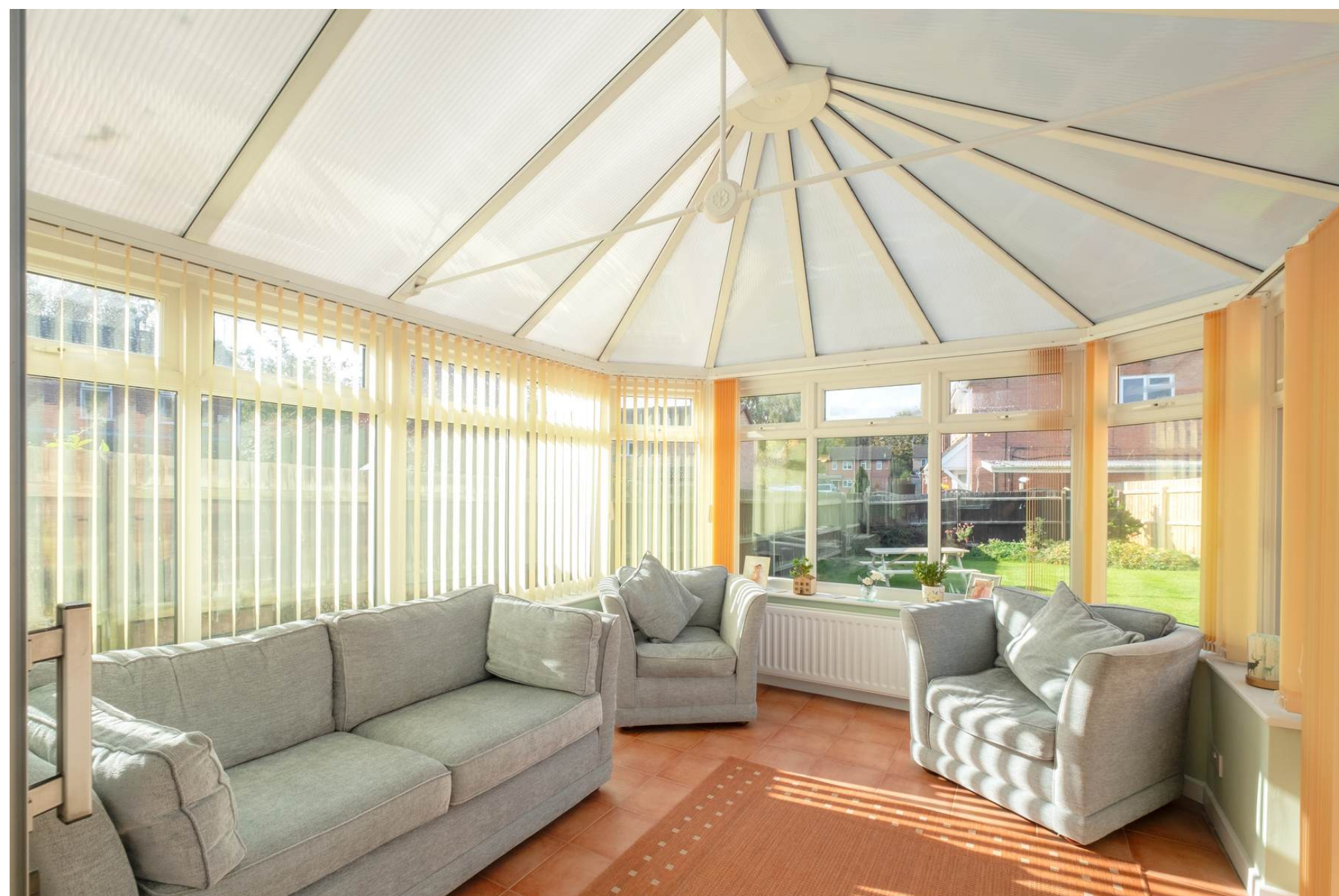
The Property

The property is presented in immaculate and 'turnkey' condition. Constructed by the highly regarded Jelson Homes, expect to find living accommodation laid over two floors with gas central heating and uPVC double glazing throughout.

The property has a gross floor area of approximately 1,327 square feet, including the detached double garage with power and lighting. The accommodation comprises, in brief, an entrance hall, a formal sitting room, a high-quality conservatory with direct garden access, a kitchen/diner with dual fenestration, and a utility room. Upstairs are three good-sized bedrooms and the family bathroom. The principal bedroom affords built-in wardrobes and en-suite facilities. The loft is also fully boarded.

The Outside

Outside, the property occupies an exceptional plot. It has off-road parking for multiple vehicles, mature lawns to the front, a detached double garage, and West facing lawned rear gardens. There are security lights throughout and an outside tap.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Charnwood Borough Council.

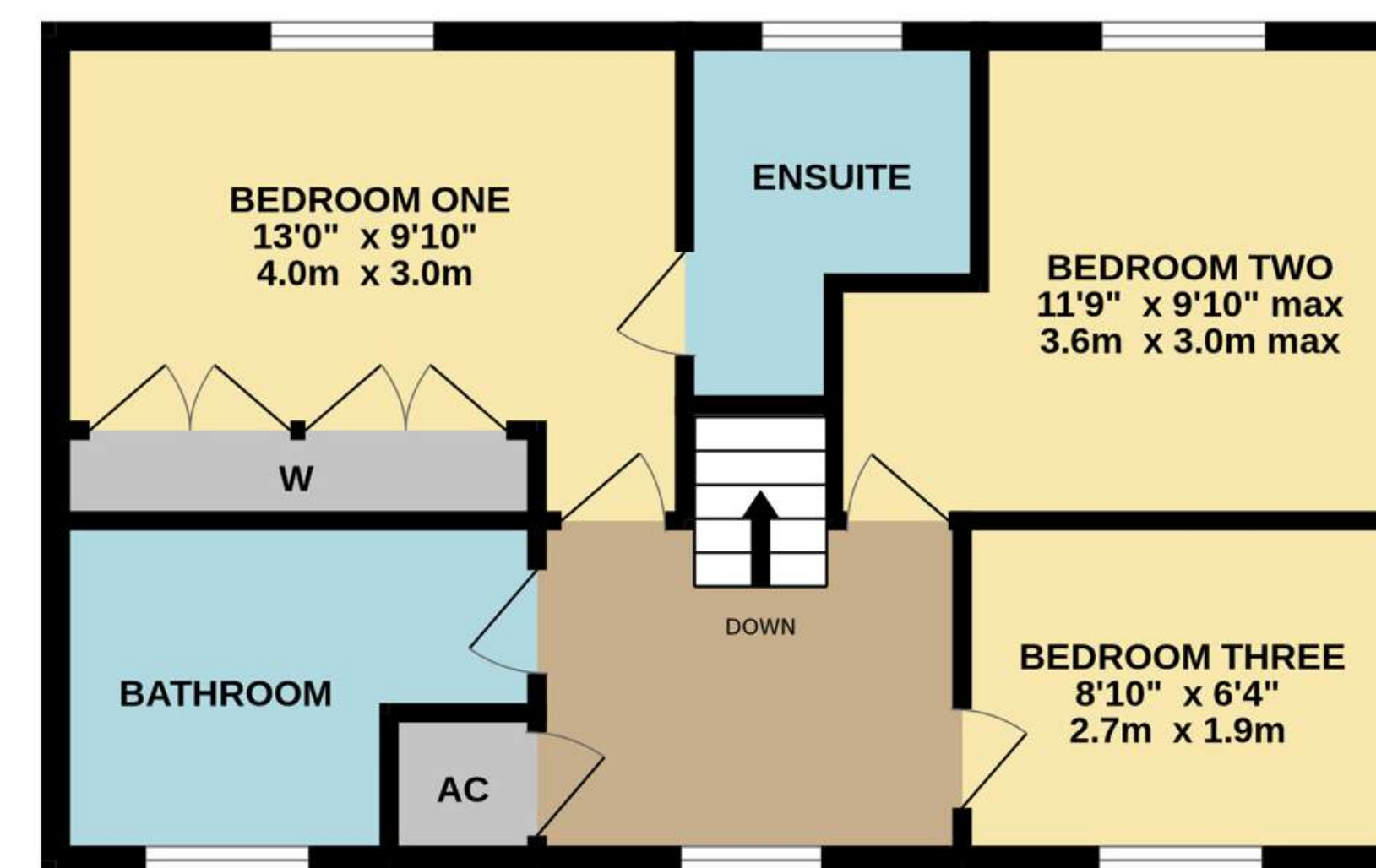
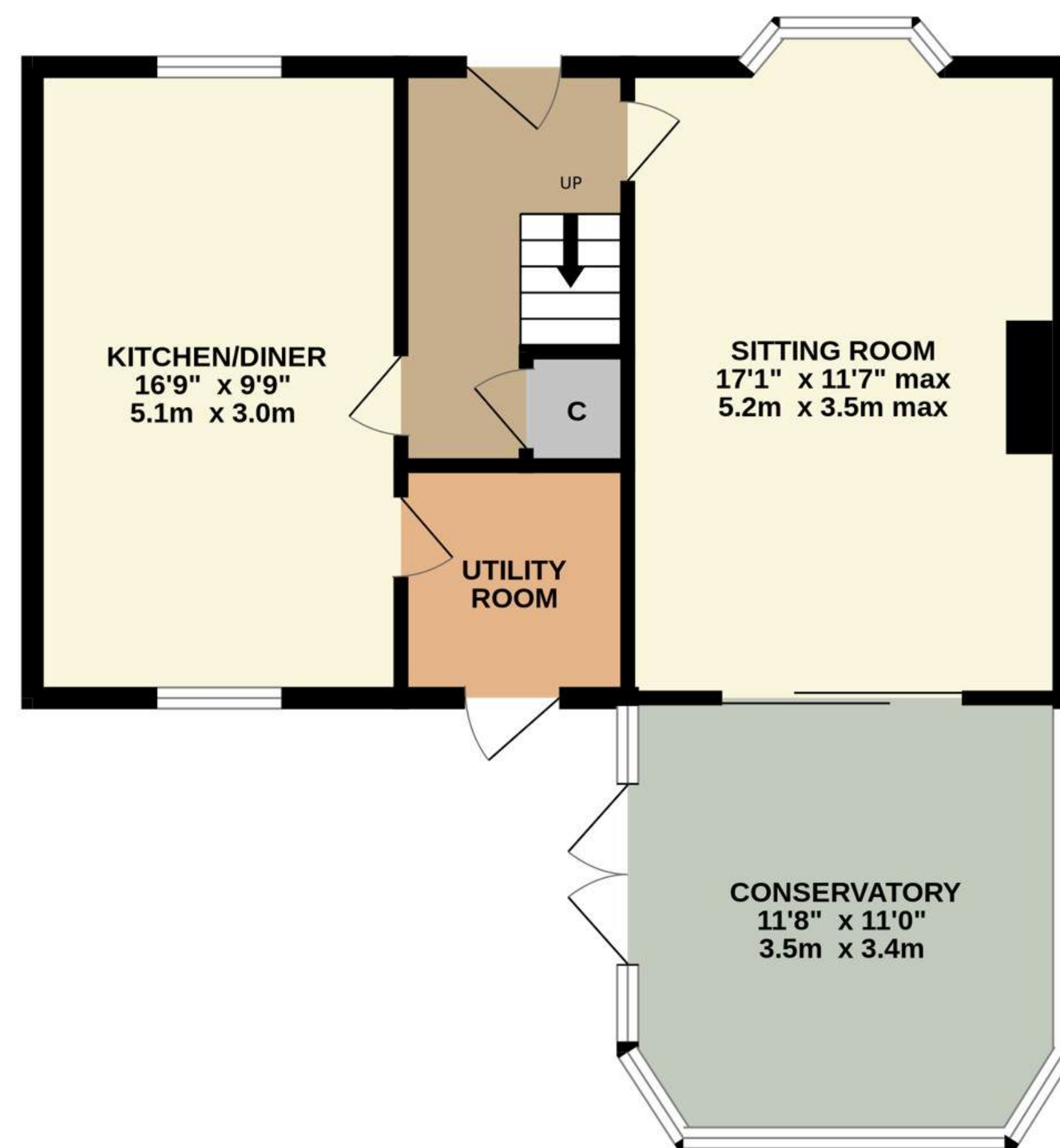
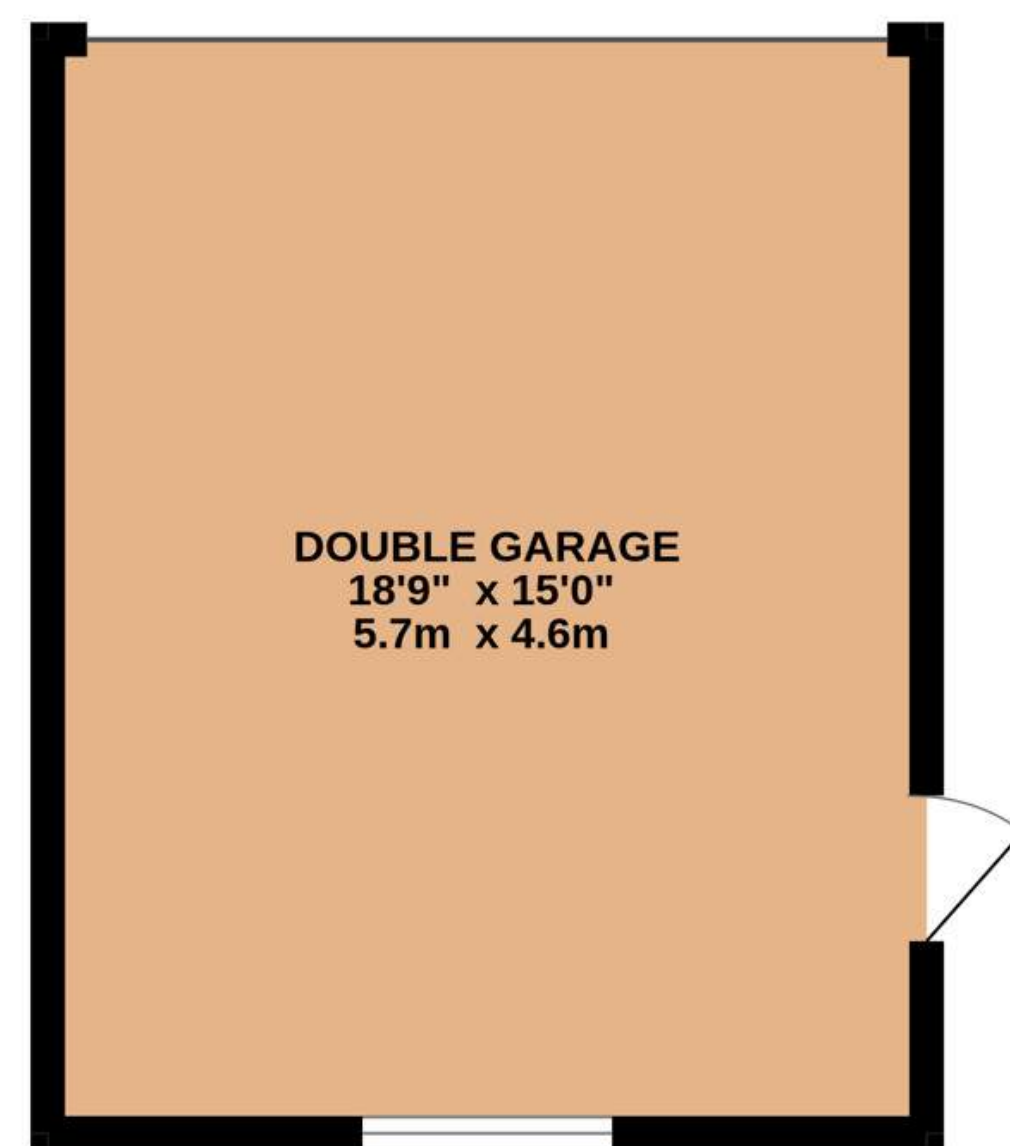
Important Information

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 : 1327 sq.ft. (123.3 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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