



Smiths
your property experts

Mendel Drive

Loughborough

- Beautifully presented and immaculate detached house
- Envable semi-rural position with countryside walks close by
- Generous off-road parking and a double garage
- Recently redecorated throughout
- Open-plan kitchen/diner and a separate utility room
- Four good-size bedrooms and two bathrooms
- Modern insulated garden room
- Easy access to the Train Station, Airport, and M1 motorway



General Description

Smiths Property Experts are delighted to offer to the market this beautifully presented and immaculate four-bedroom detached house with an adjacent double garage. This spacious property has been lovingly maintained by the current owners from new and is situated on the outskirts of the popular Charnwood market town of Loughborough.

The property enjoys private landscaped gardens, double-width off-road parking for four vehicles, and an additional double garage. It is located in this enviable semi-rural position with countryside walks, a country park, and amenities, including nearby Morrisons, within easy reach. The property is also ideally placed for East Midlands Airport and access to the M1 motorway. Loughborough Train Station gives direct rail access to London St Pancras via the fast train from 1 hour 15 minutes.





The Property

The property is in excellent condition, having benefitted from a complete internal redecoration before the sale, and offers excellent square footage value for money. The accommodation is laid over two floors and provides gas central heating and uPVC double glazing.

Internally, expect to find light-filled contemporary living space. The entrance hall has access to a WC. There is an open-plan kitchen/diner with a separate utility room and a sitting room with direct garden access via glazed French doors to the rear. To the first floor are four good-sized bedrooms that can all accommodate a double-sized bed. Two bedrooms have fitted wardrobes, and there is further storage on the landing and in the boarded loft space with a pull-down ladder. There is also a family bathroom and a beautifully replaced en-suite shower room.

The Outside

Set back from a quiet residential street, the property has a lawned frontage with a storm porch and a pathway to the front door. There is a double garage and off-road parking for up to four vehicles in front. The garage has power and lighting, with up-and-over doors, and further potential storage in the eaves space above. The rear gardens are fully landscaped and extremely private for a home of this type. A path leads around the house. There is a central lawn and a large laid patio with space and a power socket for a hot tub should the eventual purchaser wish to install one. To the far right corner of the garden is a modern constructed insulated garden room; currently laid out as a bar, the space could alternatively be used as a home office, studio or gym.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

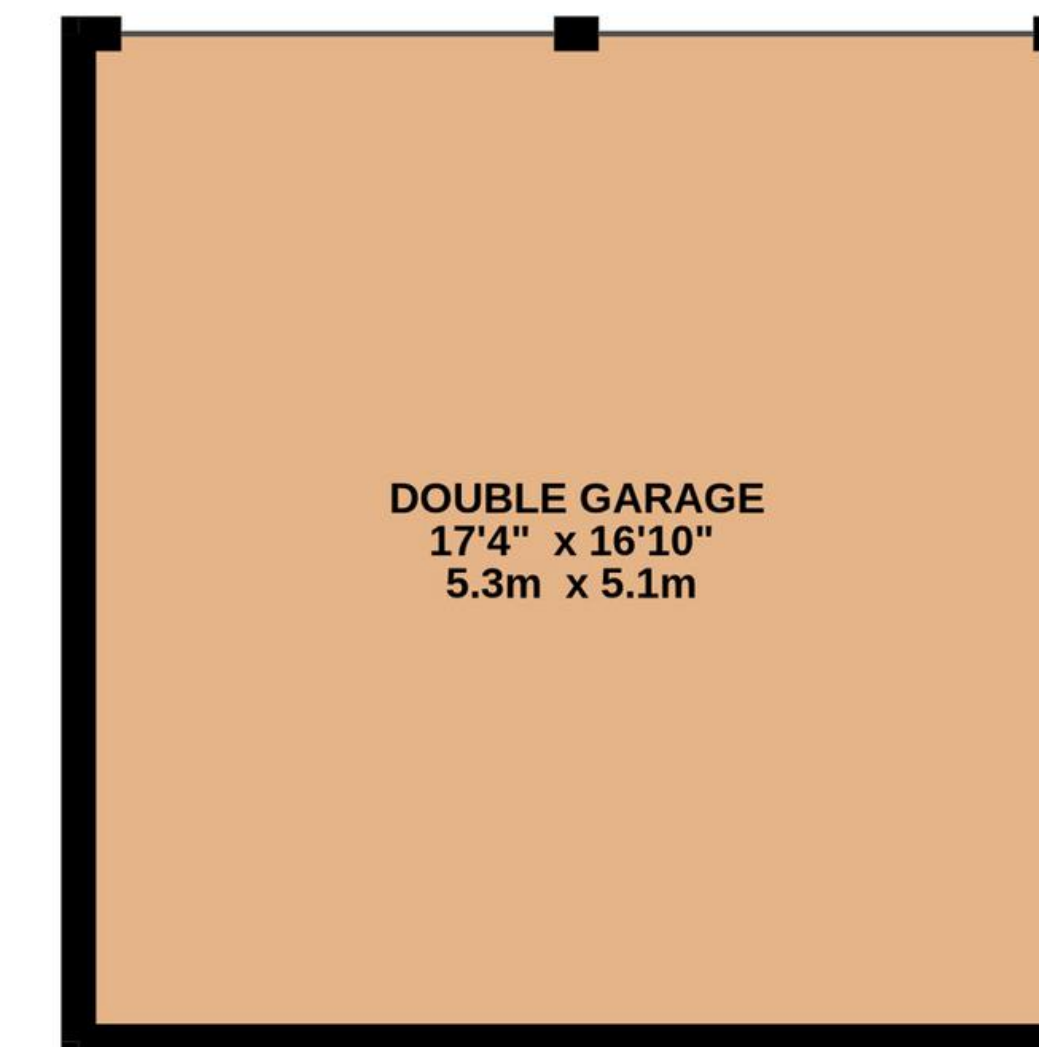
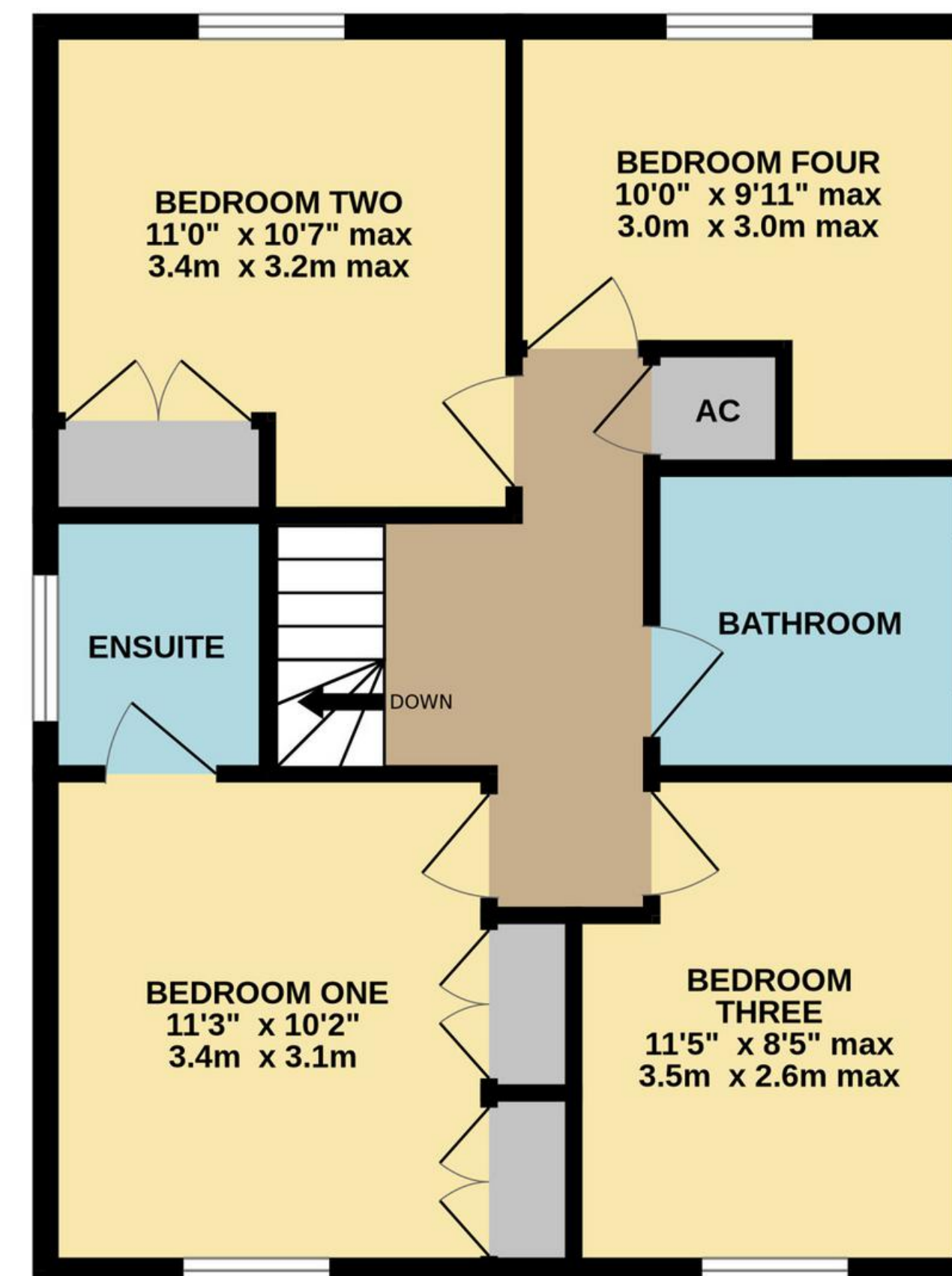
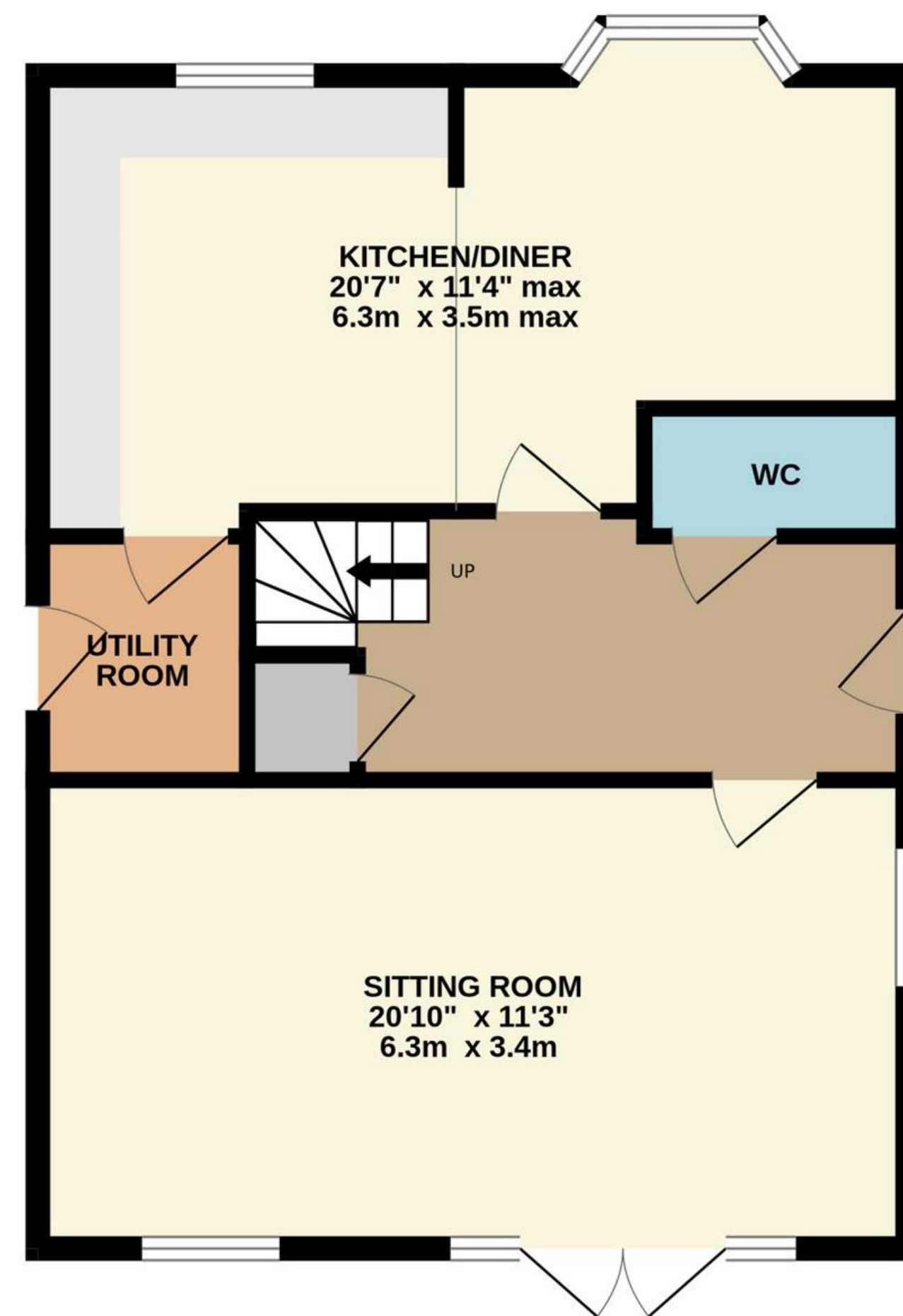
Important Information

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 : 1589 sq.ft. (147.7 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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