



Smiths  
your property experts



# Forest Road

## Loughborough

- Exceptional bay-fronted period family home
- Modern interiors set against a backdrop of period features
- Extended and refurbished by the current owner
- Bright and 'airy' hall and landing with a generous staircase
- Four good-sized bedrooms and two bathrooms
- Contemporary kitchen/diner and a separate utility room
- Private driveway and a detached garage/workshop
- Generous rear gardens with a South East facing aspect

### General Description

Smiths Property Experts offer to the market this exceptional four-bedroom bay-fronted period home on the sought-after Forest Road in Loughborough. Set back behind a private driveway, the property has generous rear gardens with a South East facing aspect.

This beautiful property has undergone a full schedule of extension and refurbishment works by the current seller. It is presented in exceptional internal condition, offering a blend of modern living with period features.

The property is conveniently located close to the town centre and Loughborough University, as well as excellent state and private schools.







## The Property

The property offers a generous footprint with extended accommodation laid over two floors. There is the bonus of a fully insulated loft room (ideal for crafting or playroom space etc). Refitted and extended by the current owner in 2021, the accommodation is beautifully finished in a sympathetic contemporary style set against a backdrop of period features, including original joinery, stained glass windows, a bay window to the front, and a stunning feature fireplace in the main reception room

In brief, expect to find accommodation comprising an entrance porch, a generous hall, a WC, a bay-fronted sitting room, an original dining room with direct garden access, and an exceptional kitchen/diner. The kitchen has direct external access to the side. There is also a separate utility room. Upstairs are four good-sized bedrooms and a refitted family bathroom. The principal bedroom suite also has an en-suite shower room and space for a dressing area.

## The Outside

Set back from the road behind a low-level brick wall, there is a private tarmac-laid driveway with off-road parking for three vehicles. To the right-hand side of the property is a further gated and secure driveway with a covered carport. The rear gardens are exceptional. To the rear right-hand side of the house is a large, detached garage/workshop with several potential uses, including a playroom, workroom, office, or home gym. The garage has lighting and power throughout. The gardens are generous and laid to a central lawn, with a patio terrace to the immediate rear of the main house. At the top of the garden is a newly created bar with a decked terrace that basks in the evening sun.







## Property Information

EPC Rating: C

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 : 1999 sq.ft. (185.7 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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