



Smiths
your property experts

Spinney Hill Drive

Loughborough

- Exceptional three-bedroom detached family home
- Sought-after residential road on the 'Forest Side' of town
- Grounds extending to approximately one-sixth of an acre
- Refitted kitchen/breakfast room and three reception rooms
- Attractive frontage with a private driveway
- Generous attached garage with a fitted utility area
- Huge potential to modernise and extend (stp)
- Well-placed for access to schooling, University, and town centre

General Description

Smiths Property Experts offer to the market this exceptional detached home on the sought-after Spinney Hill Drive in the Forest Side of the Charnwood market town of Loughborough. The property occupies generous grounds extending to approximately one-sixth of an acre and is presented in very good condition throughout but with huge potential for extension and modernisation. The neighbouring property offers a good insight into what could be achieved should the eventual purchaser wish.

The Location

The location provides access to excellent local schools, supermarkets, Loughborough town centre, the train station, the M1 motorway network, and the beautiful countryside within the Charnwood Forest. The property is also situated within easy walking distance of Loughborough University.





The Property

The property has been maintained to a high standard by the current owners. Updated over time throughout, expect to find approximately 1,600 square feet of gross floor area (including the attached garage) laid over two floors and well-presented throughout. An enclosed porch with a cloak cupboard leads into a light hall. Four reception spaces occupy the ground floor, with a dining room/study, a main sitting room, a high-quality garden room, and a recently upgraded and refitted kitchen/breakfast room with granite work surfaces. There is a large, attached garage with an electric door, rear garden access, a fitted utility area, and an immaculate wet room. Upstairs from the landing, with views across the garden, is access to the three bedrooms with built-in storage (two large doubles) and a recently upgraded family bathroom.

The Outside

The property stands elevated and set back from this quiet and peaceful residential street. There is a low-level front wall with low-maintenance gardens and a private driveway that leads to the attached garage. The gardens to the rear are beautiful, private, and fully established, with deep evergreen borders and fully stocked flower beds arranged around a large central lawn. There is a generous terrace to the immediate rear of the main house and a path to the right-hand side of the garden.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

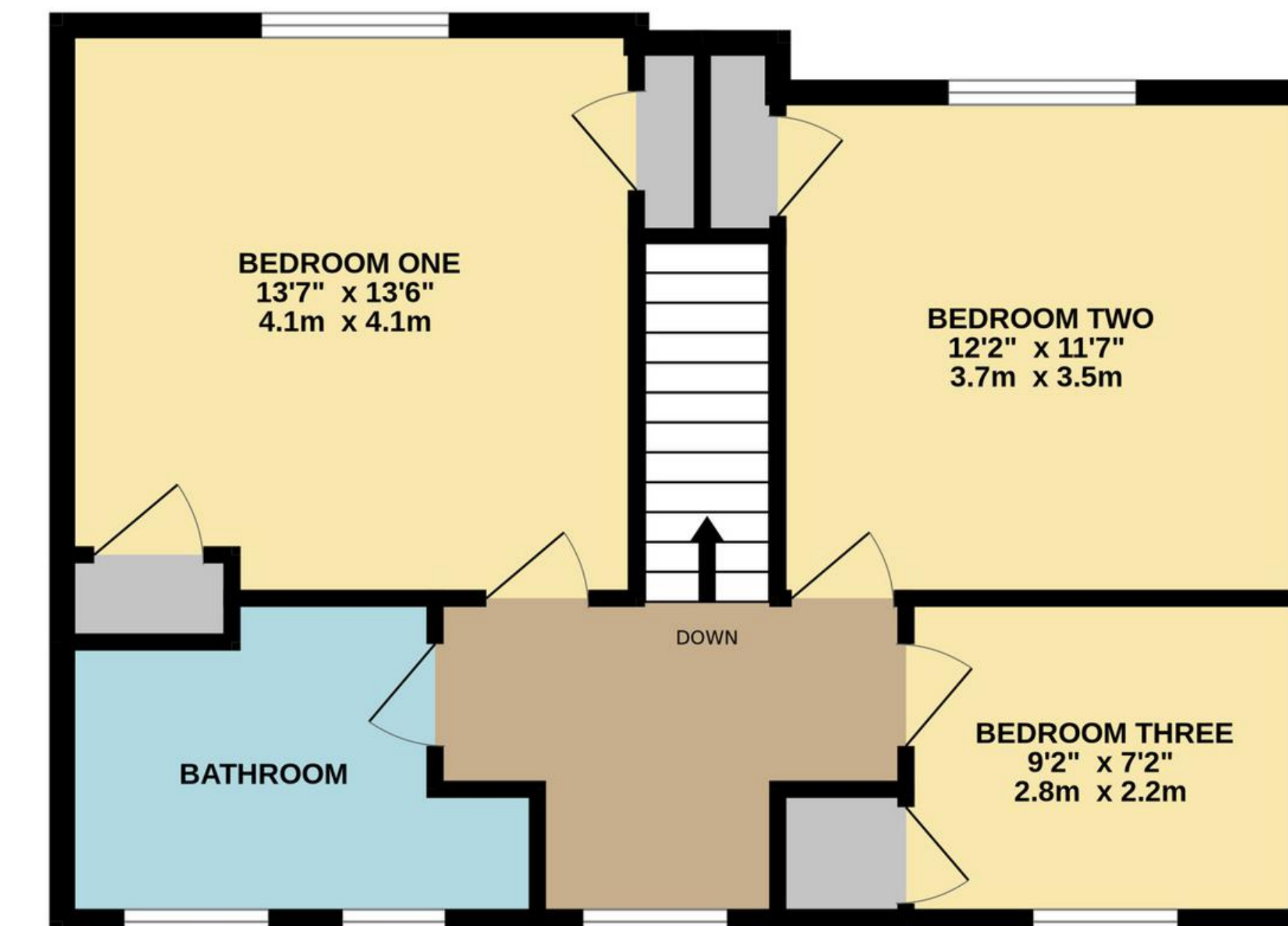
Important Information

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 : 1612 sq.ft. (149.7 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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