



Smiths  
your property experts



# Spinney Hill Drive

Loughborough

- No upward chain
- Beautifully presented 'turnkey' detached bungalow
- Immaculate, updated, and well-laid-out living space
- Refitted kitchen/diner leading to a garden room
- Generous sitting room with a wood-burning stove
- Two/three bedrooms and a contemporary bathroom
- Lovely and established South facing rear gardens
- Driveway with a covered carport and a garage/workshop

## General Description

Smiths Property Experts offer to the market with no upward chain, this mature detached bungalow with an added dormer room to the first floor on the most sought-after and peaceful Spinney Hill Drive in the Forest Side of Loughborough. Upgraded and modernised throughout, the current owners have presented a 'turnkey' home to the market for the benefit of the eventual purchaser. The property occupies a lovely plot with established South facing rear gardens and a generous private driveway surrounded by mature gardens to the front.







## The Property

The living space is immaculate and well-laid-out. The property has benefited from an exhaustive refurbishment, which includes a refitted kitchen, a replaced bathroom and new WC suite, a new central heating system and combi boiler, upgraded flooring throughout the ground floor, relandscaping outside, and the insulation of the roof in the garden room. Both the garden room and bathroom also benefit from underfloor heating.

A light entrance hall with WC, in turn, leads to two bedrooms, the principal boasting a lovely bay window to the front, a newly fitted contemporary family bathroom, a generous sitting room with a wood-burning stove and direct rear garden access, and a brand-new kitchen/diner fitted in a shaker style and with a sun-filled garden room to the rear. From the second bedroom/study, there are stairs leading up to a generous first-floor bedroom. The property has excellent storage with built-in wardrobes and eaves storage to the first floor.

## The Outside

Outside, the property sits back from this peaceful and leafy residential road, behind a reconstructed boundary wall and with a private block-paved driveway. Lawned gardens with various mature shrubs set the pretty front elevation off. Refurbished lockable gates are to the side, where a covered carport offers secure parking for vehicles or a caravan.

The property also has a detached garage/workshop with power and lighting to the rear. The rear gardens extend to the right-hand side of the main house, where there is surprising extra space that could be ideal for storage or a dog run, should the eventual purchaser wish. The main gardens are flat lawned, have a sunny and private elevation, and are easily accessible from the main living space. Planted borders to the perimeter offer a lovely touch of colour.







## The Location

The location provides access to excellent schooling options, local supermarkets, and Loughborough town centre. For commuters, there is a train station and the M1 motorway network nearby, while the 'Forest Side' of Loughborough is well positioned for easy access to the beautiful countryside within Charnwood Forest. The property is also within a short walking distance of the University campus.

## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: D.

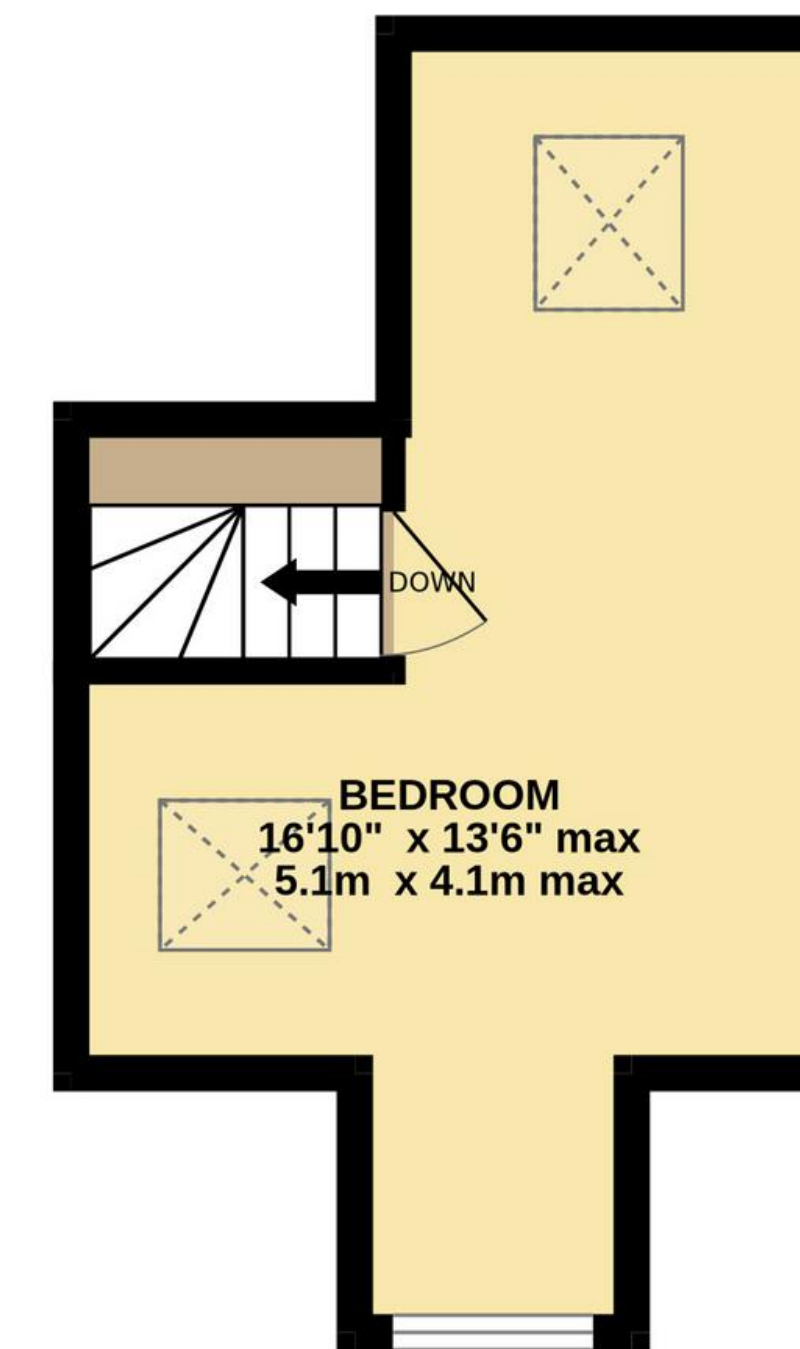
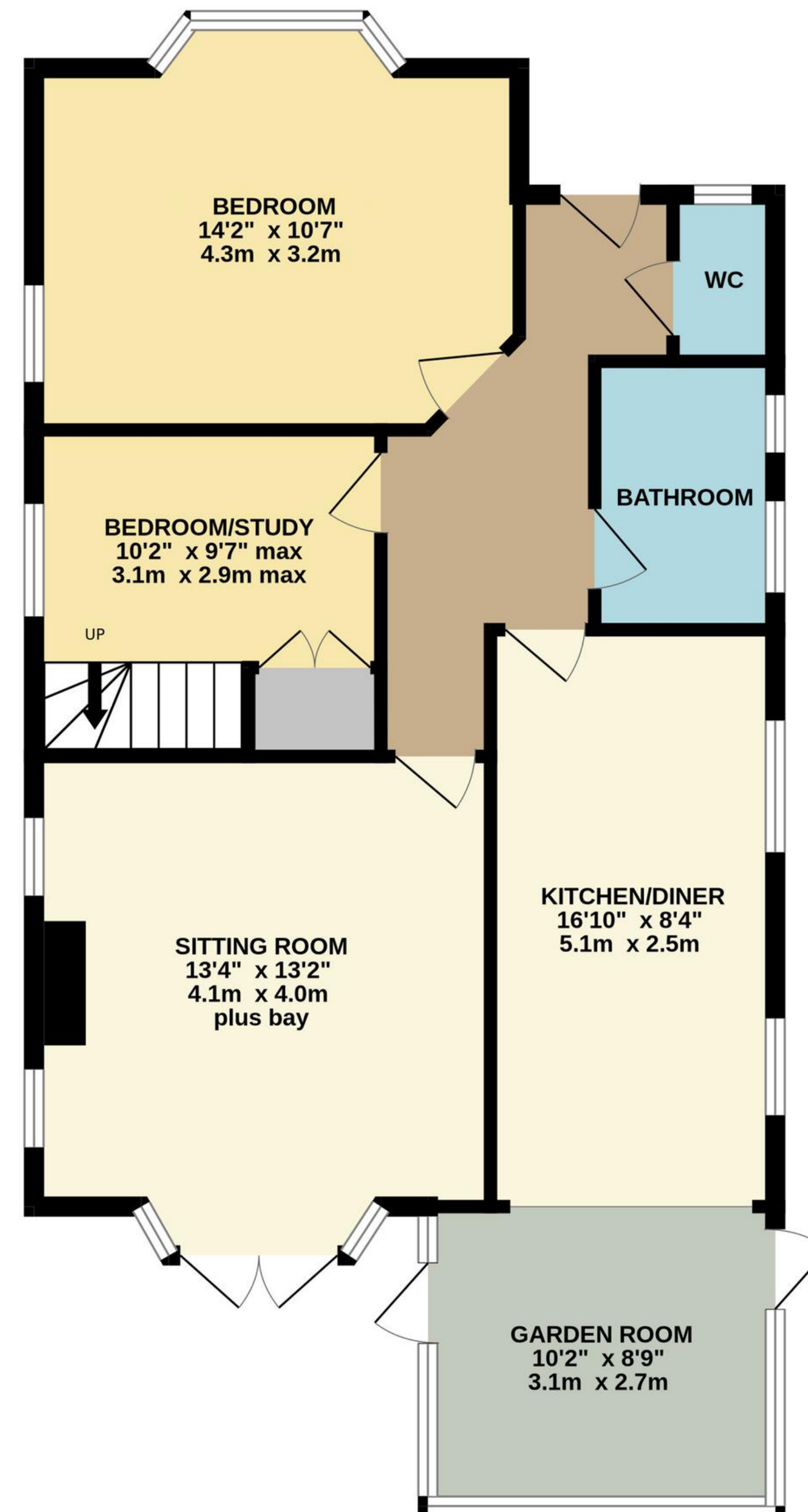
Local Authority: Charnwood Borough Council.

## 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.







TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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