



Smiths  
your property experts



# Robin Mews

## Loughborough

- Beautifully appointed three-storey end townhouse
- Well-positioned in a cul-de-sac setting
- Flexible layout with immaculate living space
- Three/four bedrooms and two bathrooms
- Formal sitting room with twin Juliet balconies
- Low-maintenance South-facing rear garden
- Off-road parking and a garage
- Easy walking distance to the town centre and university

## General Description

Smiths Property Experts offer to the market this beautifully appointed three-storey end townhouse. The property is well-positioned in a cul-de-sac within easy walking distance of Loughborough University and Loughborough town centre.

The accommodation is versatile in its layout, offering either three or four bedrooms. There is a delightful low-maintenance South facing rear garden, and the benefit of off-road parking and a garage. The present owners have improved the property with a recently replaced main shower room. It is presented in immaculate decorative order.







## The Property

The property offers approximately 1,102 square feet of accommodation, benefits from gas central heating and UPVC double glazing, and is arranged over three floors. It briefly comprises an entrance hallway with WC, a breakfast kitchen with fitted units, and a dining room with a useful built-in store that could also be used as a fourth bedroom.

On the first floor, there is the formal sitting room, complete with a feature fireplace and twin Juliet balconies overlooking the front elevation, and the third bedroom. The second floor has the main bedroom with an en-suite shower room, bedroom two, and the main shower room, which has been recently replaced.

## The Outside

To the front, there is a driveway providing off-road parking, with access to the garage, which has an up-and-over door, power, light, and a rear personnel door.

To the rear, there is a low-maintenance garden, with a patio seating space, low-maintenance gravel, and a further seating area that makes the most of the evening sun. There is fencing to all boundaries.







## The Location

Occupying a position within this cul-de-sac on the Kingfisher development in Loughborough, just off the town end of Forest Road, the property is within easy walking distance of Loughborough University and Loughborough town centre. Loughborough has a wide array of shopping facilities, supermarkets, and schooling, with the renowned University being on the doorstep. There is a train station, and the nearby A6 road provides convenient access to Leicester.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: D.

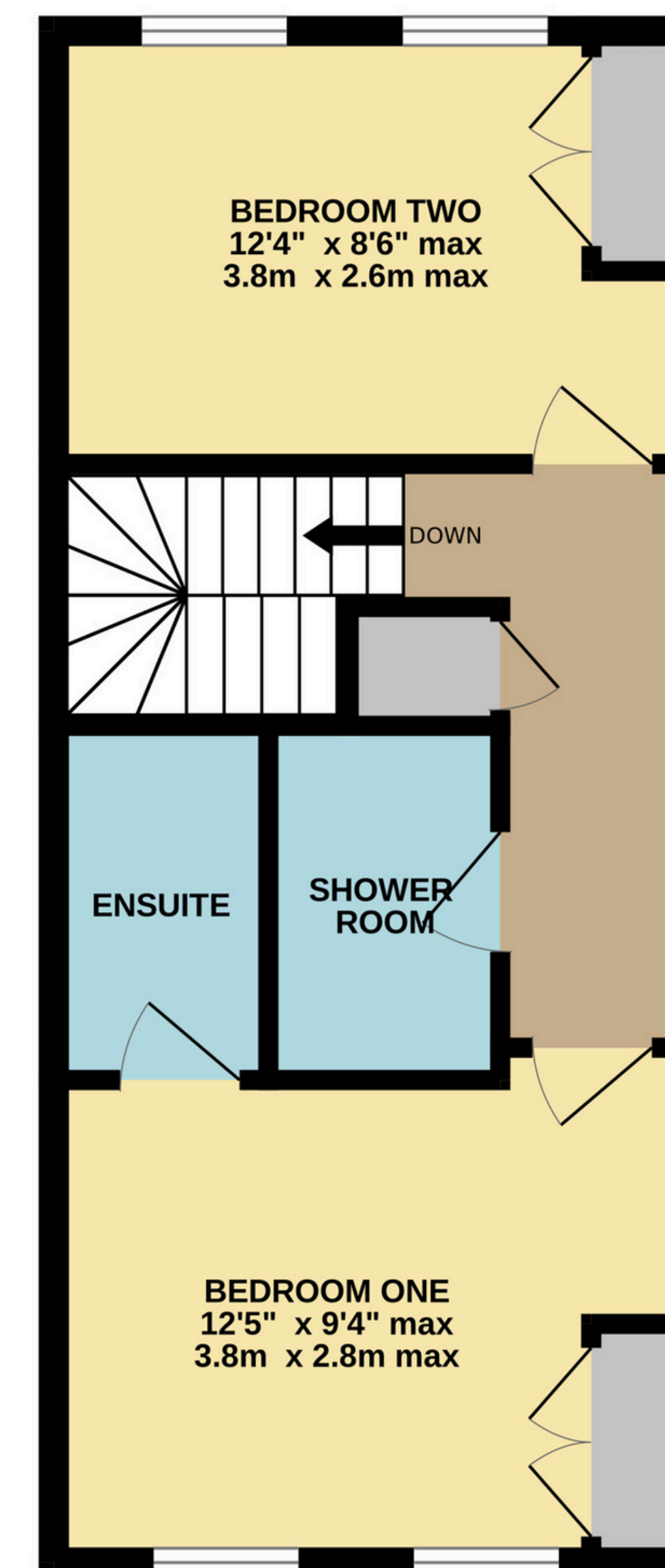
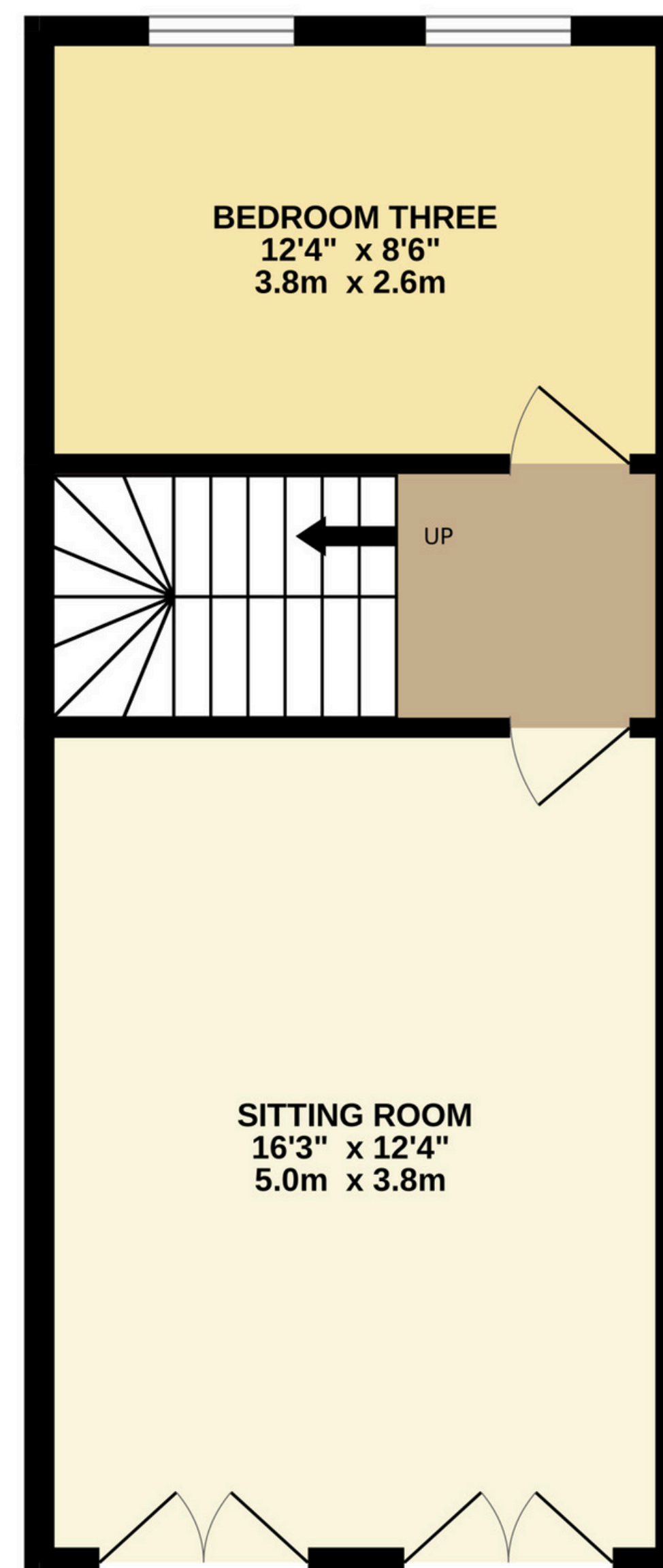
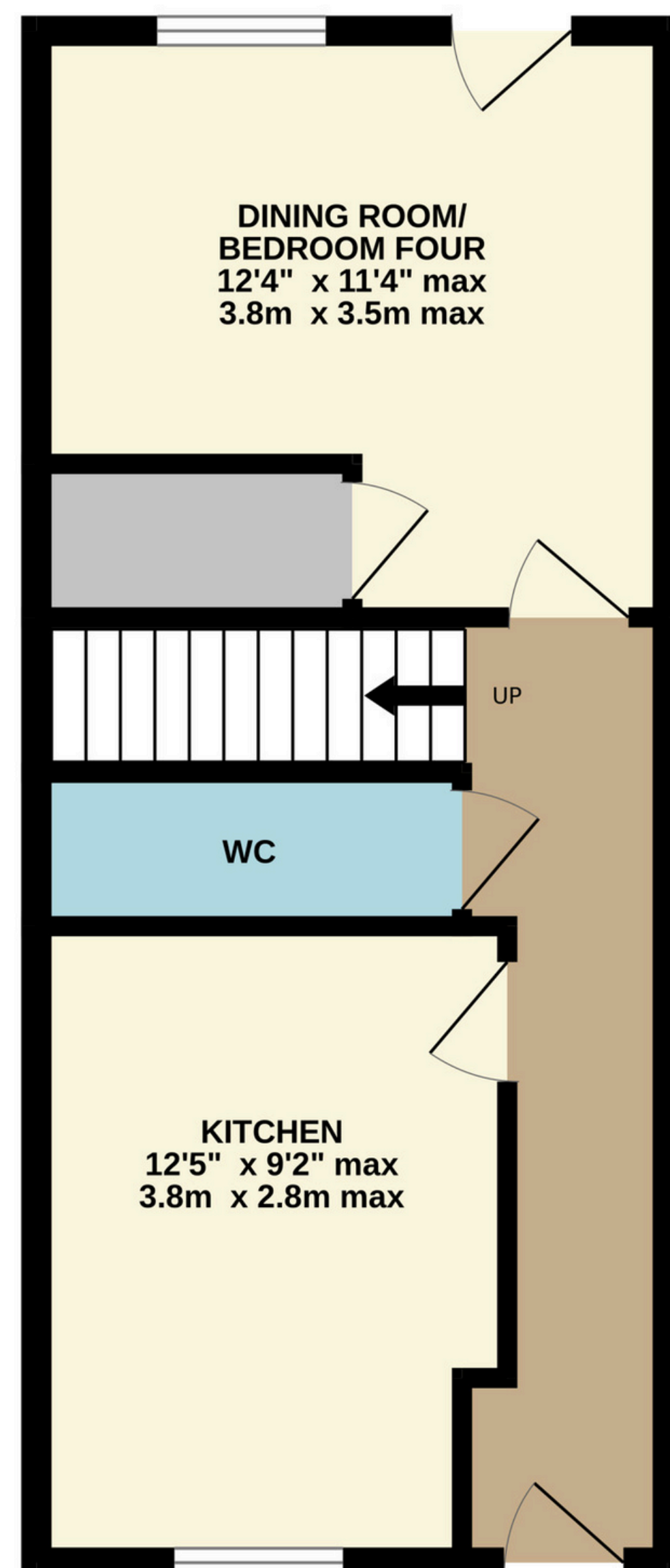
Local Authority: Charnwood Borough Council.

## 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.







TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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