



Smiths  
your property experts



# Beck Crescent

## Loughborough

- Immaculate and spacious detached family home
- Secluded position at the head of a private cul-de-sac
- Potential to create a self-contained annexe
- Spacious kitchen/diner and a separate utility room
- Four well-proportioned bedrooms and two bathrooms
- Beautiful South West facing gardens with a hot tub enclosure
- Lovely frontage with a driveway that affords ample parking
- Located close to countryside walks

### General Description

Smiths Property Experts offer to the market this deceptively spacious family home built by William Davis, which occupies a position within a private cul-de-sac on this exclusive 'Forest Side' development. The property offers versatile living space over two floors, which would lend itself perfectly to a family wanting multi-generational living space with scope to create a self-contained annexe.

The unique home is well-suited in its current layout to a large family. The current owners have maintained the home in superb condition during their ownership. There are fabulous private gardens on all sides, including a hot tub enclosure, and a private driveway affords ample parking. All in all, this super home offers flexibility and privacy and is a rare opportunity for new owners to use the space to its full potential.











## The Property

The property is offered for sale in immaculate order, having been extremely well maintained by the present owners both inside and out. Benefits include gas central heating and uPVC double glazing. The flexible accommodation comprises an entrance hallway, a formal sitting room with a dual aspect having a bay window to the front and French doors to the rear. A spacious open-plan kitchen/diner, fitted with integrated appliances, is ideal for family dining or entertaining. French doors open to the garden, and there is also a utility room and a ground-floor WC.

The annexe area is well-positioned away from the main living space, with a snug, a bedroom, and a wet room specially adapted with a walk-in shower. There is scope to create a kitchen area within the current rear lobby. The first-floor landing gives way to four well-proportioned bedrooms and a main family bathroom. The main bedroom has a dressing space, built-in wardrobes, and an ensuite.

## The Outside

The property occupies a position at the head of this private cul-de-sac shared with only two other homes. A main feature of the property is the outdoor space, which has been designed to make the most of the South West facing garden. There is a patio seating space, an immaculate lawn with well-established flower borders, a timber outbuilding ready for a hot tub, and a further raised decked space for evening relaxation. There are two garden sheds. With gated access to the front, a private aspect on all sides, and the front driveway provides ample parking for several vehicles.











## The Location

The property occupies a private position in a cul-de-sac on a sought-after development on the 'Forest Side' of Loughborough, with countryside walks over the Outwoods and beyond right on the doorstep. Several well-regarded primary and secondary schools are within easy walking distance.

The town centre is a five-minute drive away, and commuting out of Loughborough via the M1 motorway network at Junction 23 is just a short distance away. Loughborough offers a wide array of shopping facilities and supermarkets. The renowned University is located nearby. There is a train station, and the A6 road network provides convenient access to Leicester.

## Property Information

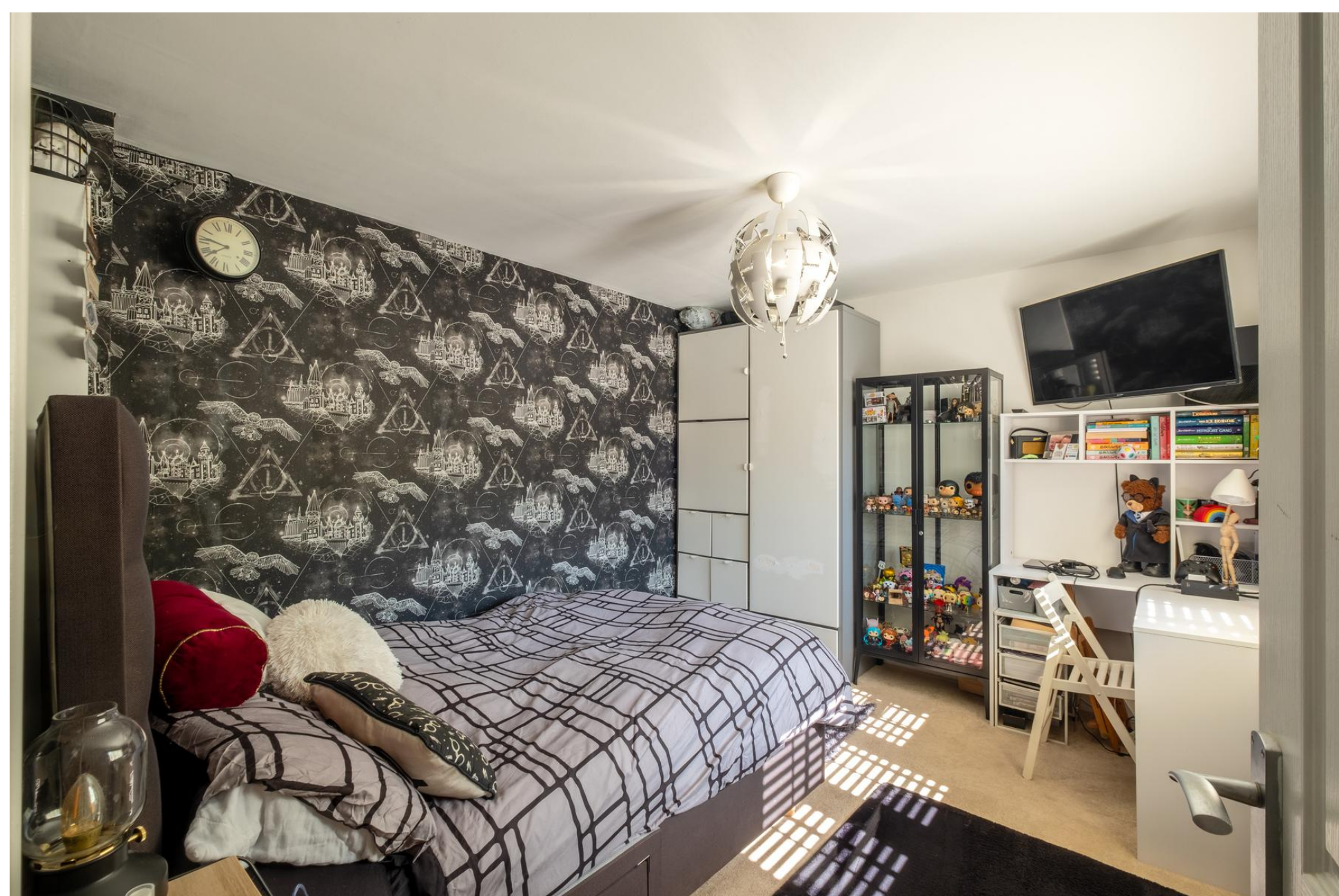
EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

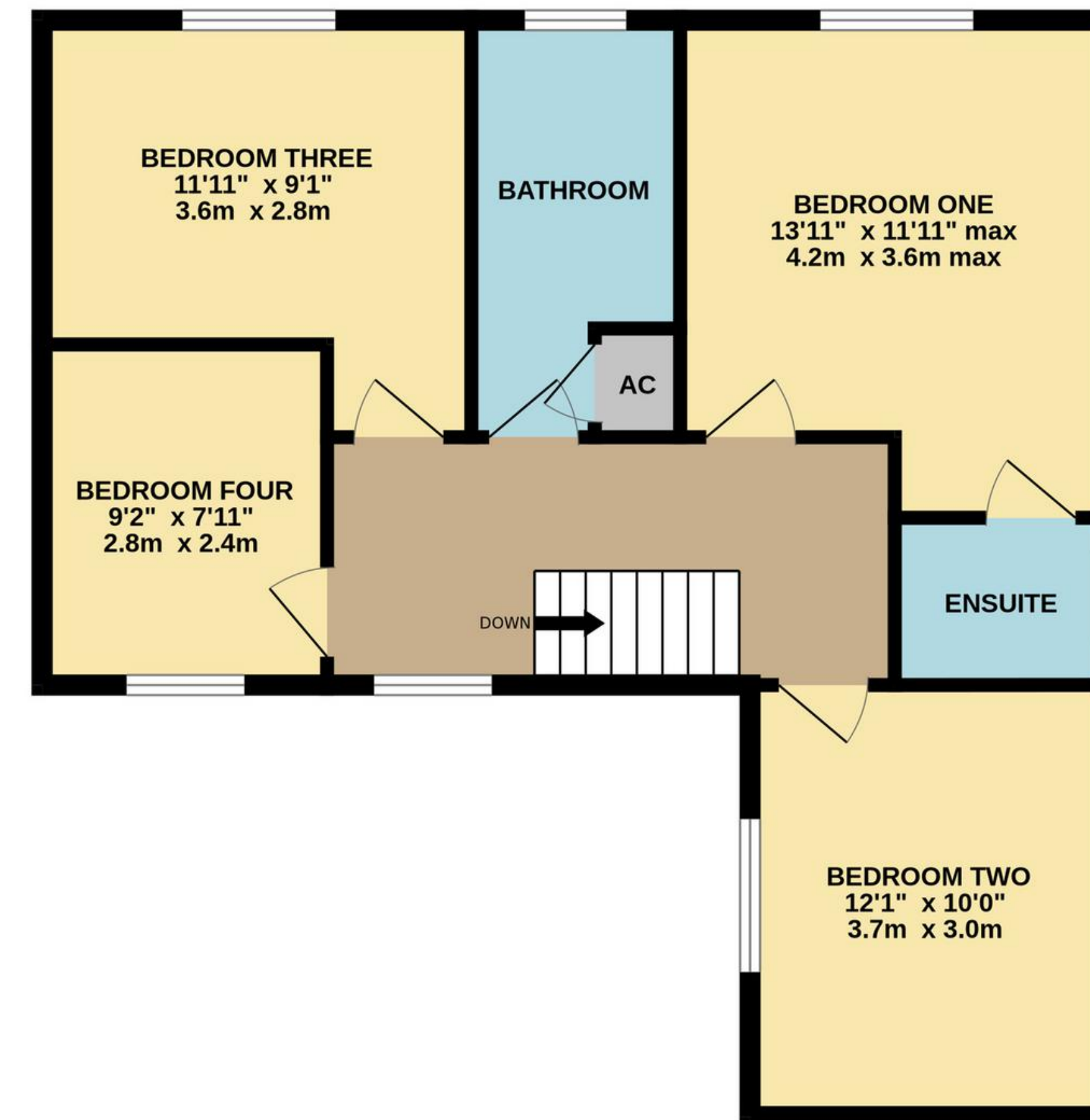
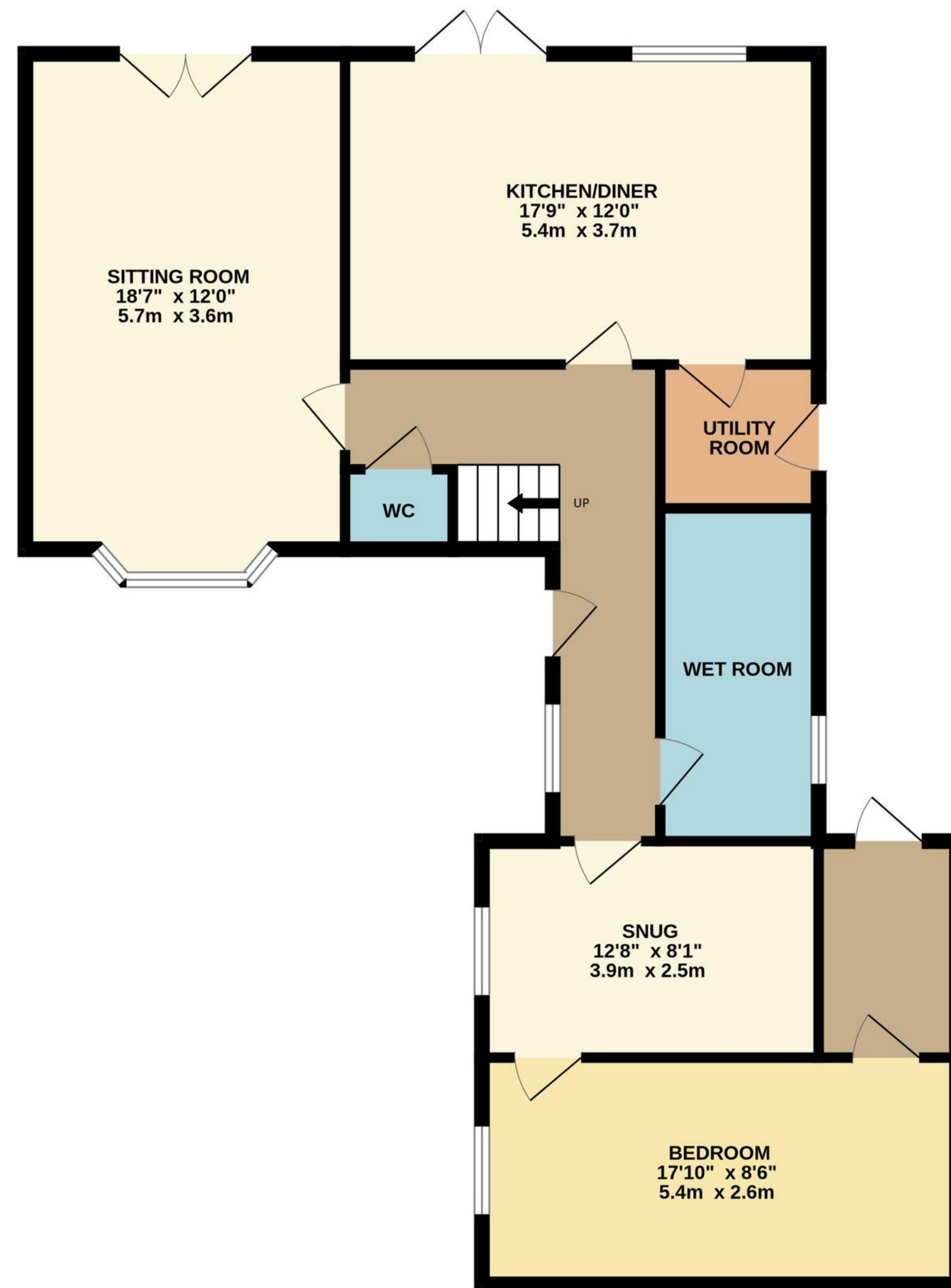
Local Authority: Charnwood Borough Council.

## 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.







TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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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