



Smiths
your property experts

Beeches Road

Loughborough

- No upward chain
- A delightful two-bedroom bungalow
- Secluded position on a gated driveway
- Well-presented and easy maintenance living
- Living/dining room that opens through to a kitchen
- Private rear garden with a south facing aspect
- Off-road parking and a garage
- Designed with wheelchair friendly accessibility in mind

General Description

Smiths Property Experts offer to the market, with no upward chain, a delightful two-bedroom bungalow in a secluded position on a private, gated driveway. The property is designed with wheelchair friendly accessibility in mind.

The property offers easy maintenance living, featuring two bedrooms, a wet room, and a living/dining room that opens through to a kitchen. The drive provides parking and access to a brick garage, and there is a lovely, private rear garden with a south facing aspect.





The Property

The bungalow is presented in good decorative order and is presented in ready-to-move-in condition, having been exceptionally well-maintained with UPVC double glazing and gas central heating with a recently replaced combination boiler.

The accommodation is entered via the front door into a living/dining room, with a box bay window overlooking the front, and an electric wall fire. The kitchen is fitted with a range of base and wall-mounted units, a gas hob with an extractor, and an electric oven. There is currently a freestanding fridge and washing machine, which could easily be replaced with integrated appliances, as well as a sink with tiled splashbacks

The two bedrooms are well-proportioned. The main bedroom has French doors that open onto the patio overlooking the rear garden, while the second bedroom has a half-glazed door that opens onto the patio and provides access to a boarded loft. The wet room has been designed for wheelchair accessibility, with a non-slip floor, a walk-in shower with an electric shower over, a pedestal wash hand basin, and a WC.



The Outside

Outside, the property is approached via a private, gated driveway which is shared with the neighbouring bungalow, allowing for parking and access to a brick garage with an up-and-over door. There is a pleasant front garden and side gated access to the rear. The rear garden features a patio seating area, is mainly laid to lawn with established shrub borders, and is fenced and enclosed to the boundaries, offering a private, south facing aspect.



The Location

Tucked away on a private drive, shared with only one other bungalow, and located within a short drive of Loughborough town centre and train station. The town offers a wide array of shopping facilities and amenities. There is a train station, and the nearby A6 road provides convenient access to Leicester.

Property Information

EPC Rating: C.

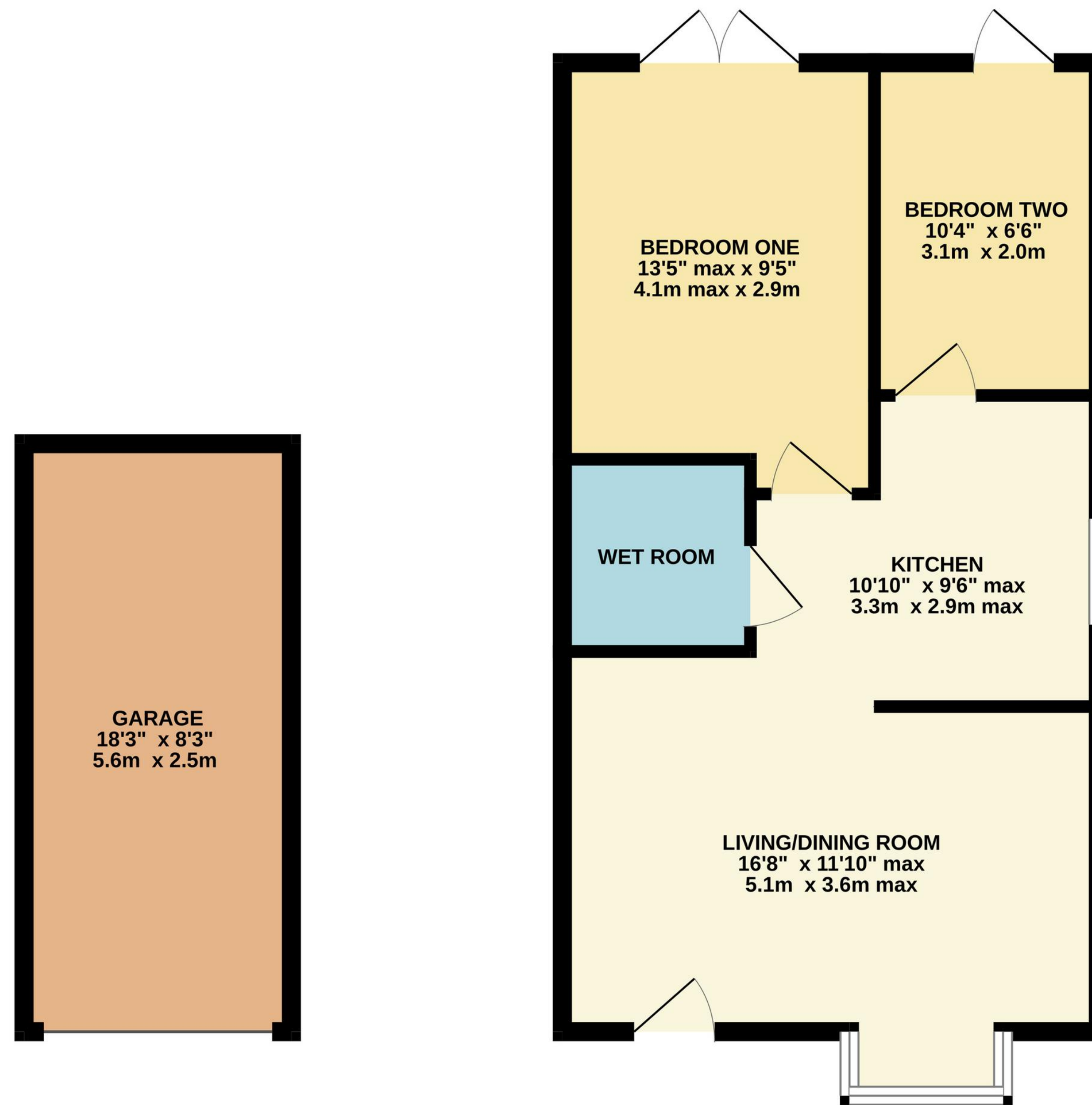
Tenure: Freehold. Council Tax Band: B.

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 : 660 sq.ft. (61.3 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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