



Smiths  
your property experts



# Mimosa Close

Loughborough

- Immaculate and spacious detached family home
- Situated on the popular Fairmeadows estate
- Beautifully appointed kitchen with a breakfast bar
- Light-filled sitting room with a bay window
- Formal dining room, which opens to the conservatory
- Four double bedrooms, each with fitted wardrobes
- Double-width driveway and an integrated double garage
- Generous and private landscaped rear garden

## General Description

Smiths Property Experts welcome to the market this superb detached executive style home, offered for sale in immaculate order and providing a floor area of over 1,800 square feet (including the integrated garage).

The property occupies a cul-de-sac location backing onto playing fields on the popular Fairmeadows Estate in Loughborough. With three reception rooms, a conservatory, a kitchen/breakfast room, and four double bedrooms, along with a double garage and a generous north west facing garden, the property is an ideal family home.











## The Property

The property benefits from uPVC double glazing, gas central heating, and has accommodation over two floors, which is perfectly laid out for family living. The sitting room features a bay window that floods the room with natural light. Double doors lead into a formal dining room, which in turn opens into the conservatory. A study provides a useful work-from-home space and could easily be utilised as a music room or snug. The kitchen is beautifully appointed with granite work surfaces and a breakfast bar, a double electric oven and gas hob, an integrated fridge freezer, and a dishwasher. There is plumbing for a washing machine, and a separate ground-floor WC.

The first-floor galleried landing leads to four well-proportioned double bedrooms, each with excellent quality fitted wardrobes. The main bedroom has an en-suite shower room, and the family bathroom is fitted with a fabulous four-piece suite.

## The Outside

Outside, the property has a double-width driveway providing ample off-road parking and access to the double garage, which has power, light, an internal personnel door, and an electric remote-controlled up-and-over garage door. The rear garden is designed around its north-west facing aspect, which benefits from the afternoon sun. There is a block-paved seating terrace with a retractable awning and a pathway over a lawn with delightful inset flower borders. A covered pergola provides an outdoor eating space, ideal for alfresco dining, and the garden enjoys a private aspect with hedging and fencing to boundaries. There is also a purpose-built shed running along the left side of the house.











## The Location

Situated on the popular Fairmeadows estate in Loughborough, the property falls within the catchment area of Outwoods Edge primary school and Woodbrook Vale secondary school. Loughborough is known for its renowned university, and the town centre offers an array of shops and amenities, including numerous independent local businesses such as coffee shops and eateries. Additionally, there are superb sporting facilities, a convenient train station with direct links to London St Pancras, and excellent road links, including the A6 and M1, which provide convenient access to Leicester, Nottingham, and further afield.

## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: F.

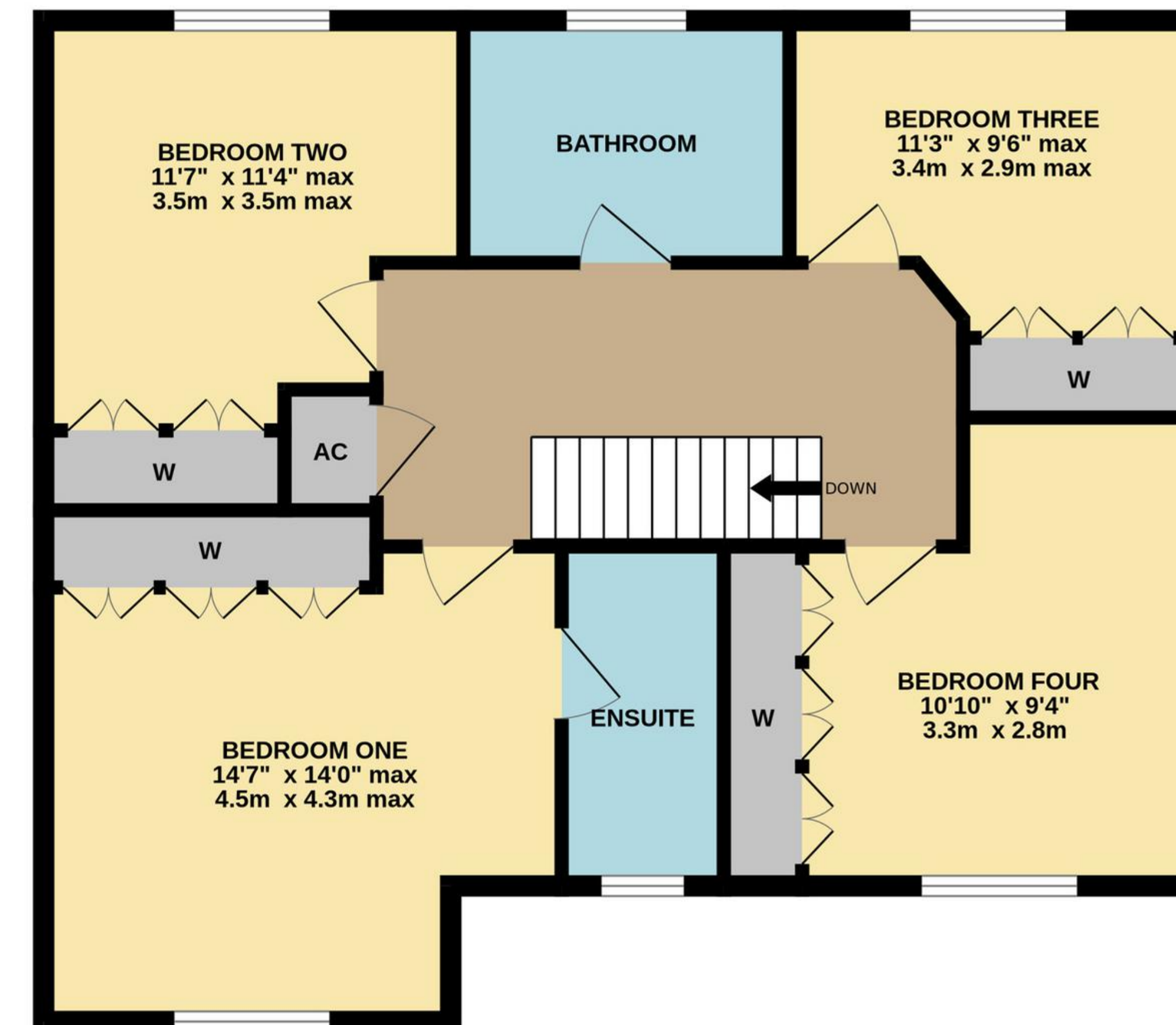
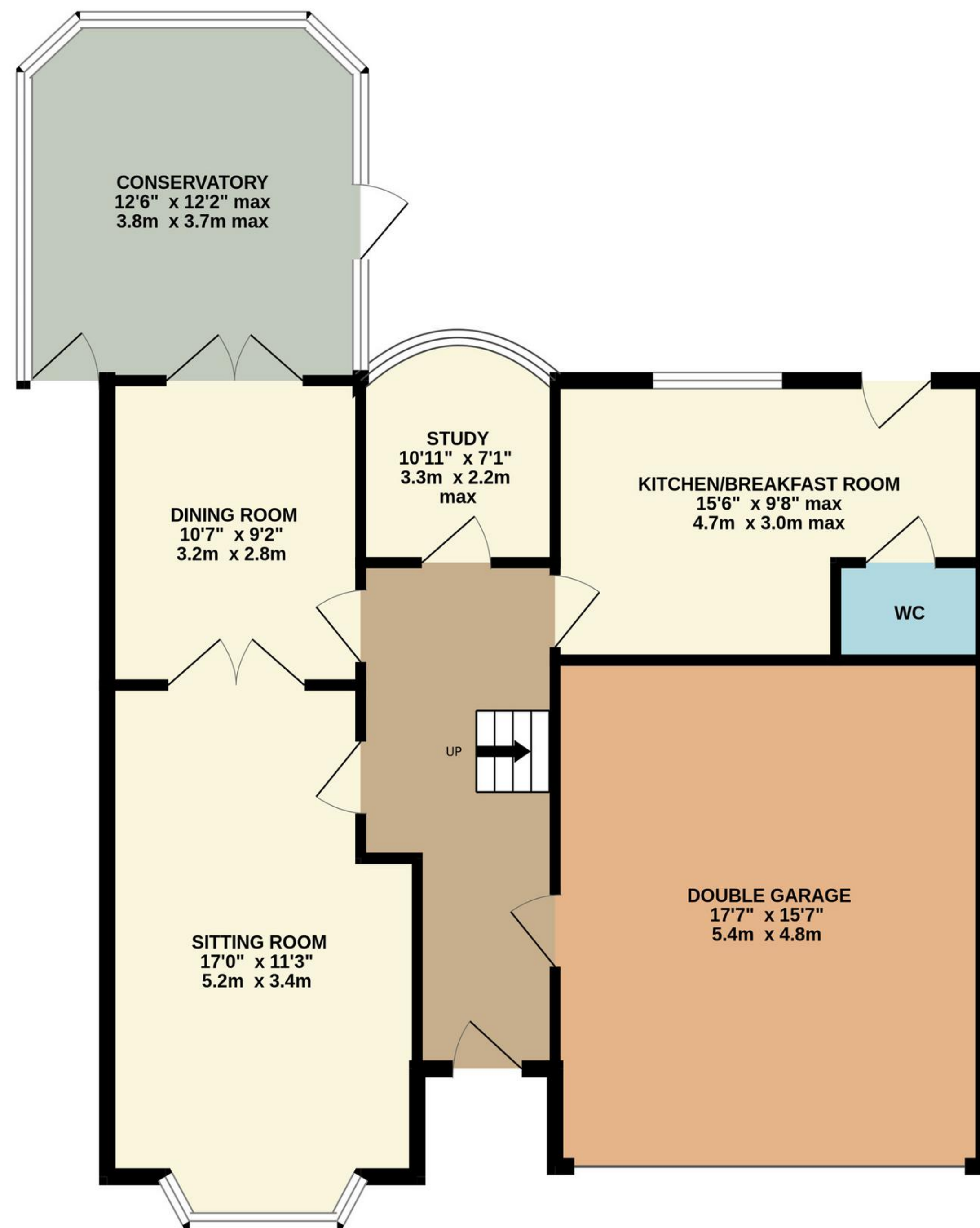
Local Authority: Charnwood Borough Council.

## 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 : 1814 sq.ft. (168.6 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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