



Smiths
your property experts

Laurel Road

Loughborough

- Superb semi-detached family home
- Situated on the popular Fairmeadows development
- Open-plan kitchen/diner through to a conservatory
- Light and airy front sitting room
- Three good-sized bedrooms and two bathrooms
- Corner plot with lawned and private rear gardens
- Driveway and a single garage with power
- Catchment area for excellent local schooling

General Description

Smiths Property Experts offer to the market this superb semi-detached family home on the popular Fairmeadows development in Loughborough. The property is situated in a corner plot with lawned rear gardens, a driveway, and a garage.

The ground-floor accommodation has been extended to include a kitchen/diner, sitting room, conservatory, and a shower room. Upstairs, you will find three good-sized bedrooms and a family bathroom.





The Property

The property benefits from gas central heating and double glazing, with accommodation arranged over two floors. The home is accessed via a composite front door into the entrance hallway, which features a useful cloakroom/store cupboard and stairs to the first floor. The sitting room is light and airy with wood-effect flooring. The kitchen/diner has clearly defined areas. The kitchen is fitted with base and wall units, space for an oven and a fridge, and plumbing for a dishwasher. The conservatory provides additional living space, and the ground-floor shower room includes a three-piece suite. Upstairs, there are three good-sized bedrooms and a bathroom with a white suite, including a shower over the bath. The main bedroom benefits from a built-in wardrobe.

The Outside

The property occupies a lovely corner plot with gardens to three sides. To the front, a driveway provides off-road parking and access to a garage, which has an up-and-over door, power, light, and a rear personnel door. There is a shaped lawn that wraps around the front and side of the property. The rear garden is mainly laid to lawn with a south-easterly aspect, established borders, a private outlook, and is walled and enclosed by boundaries.





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: C.

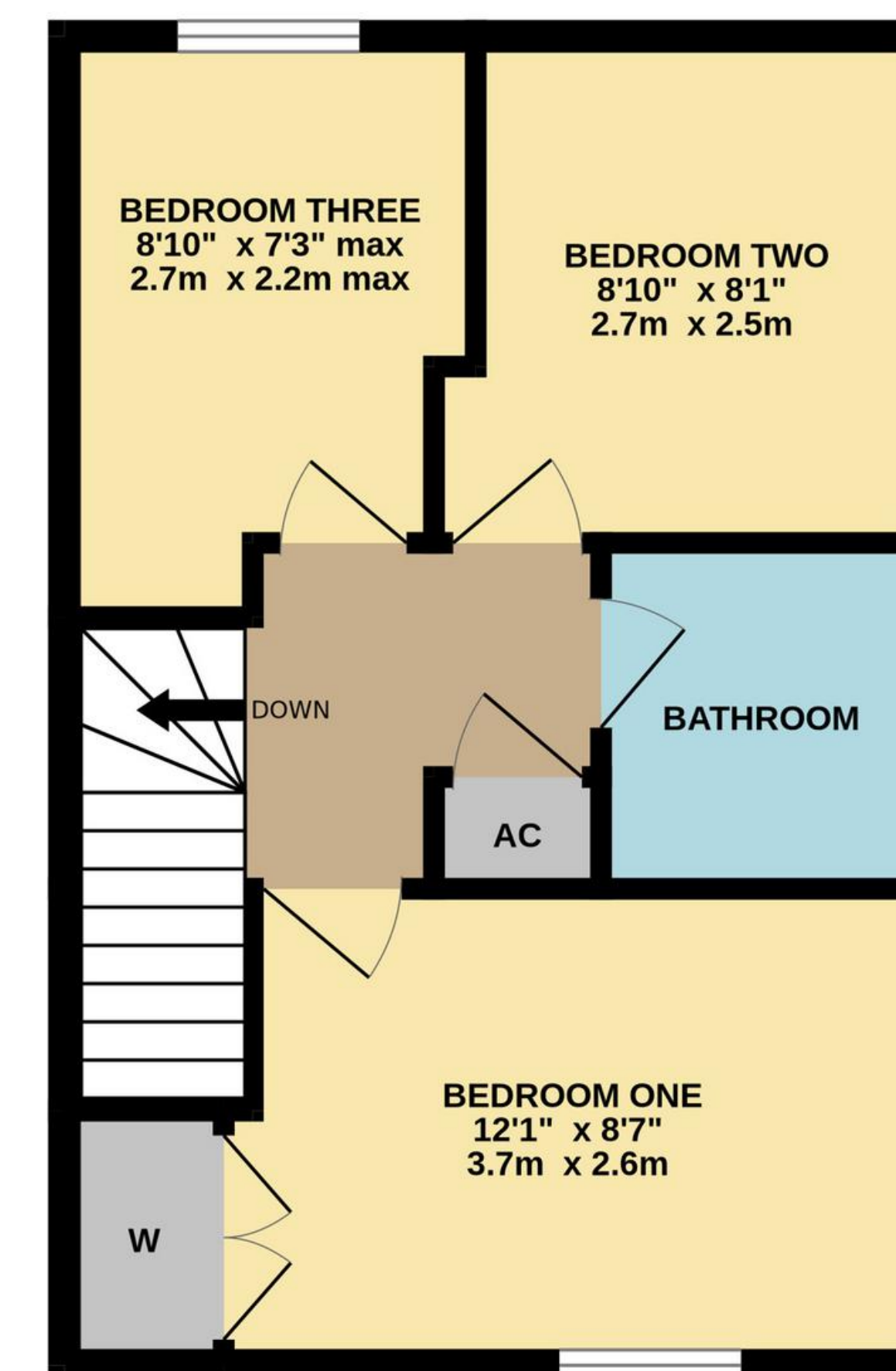
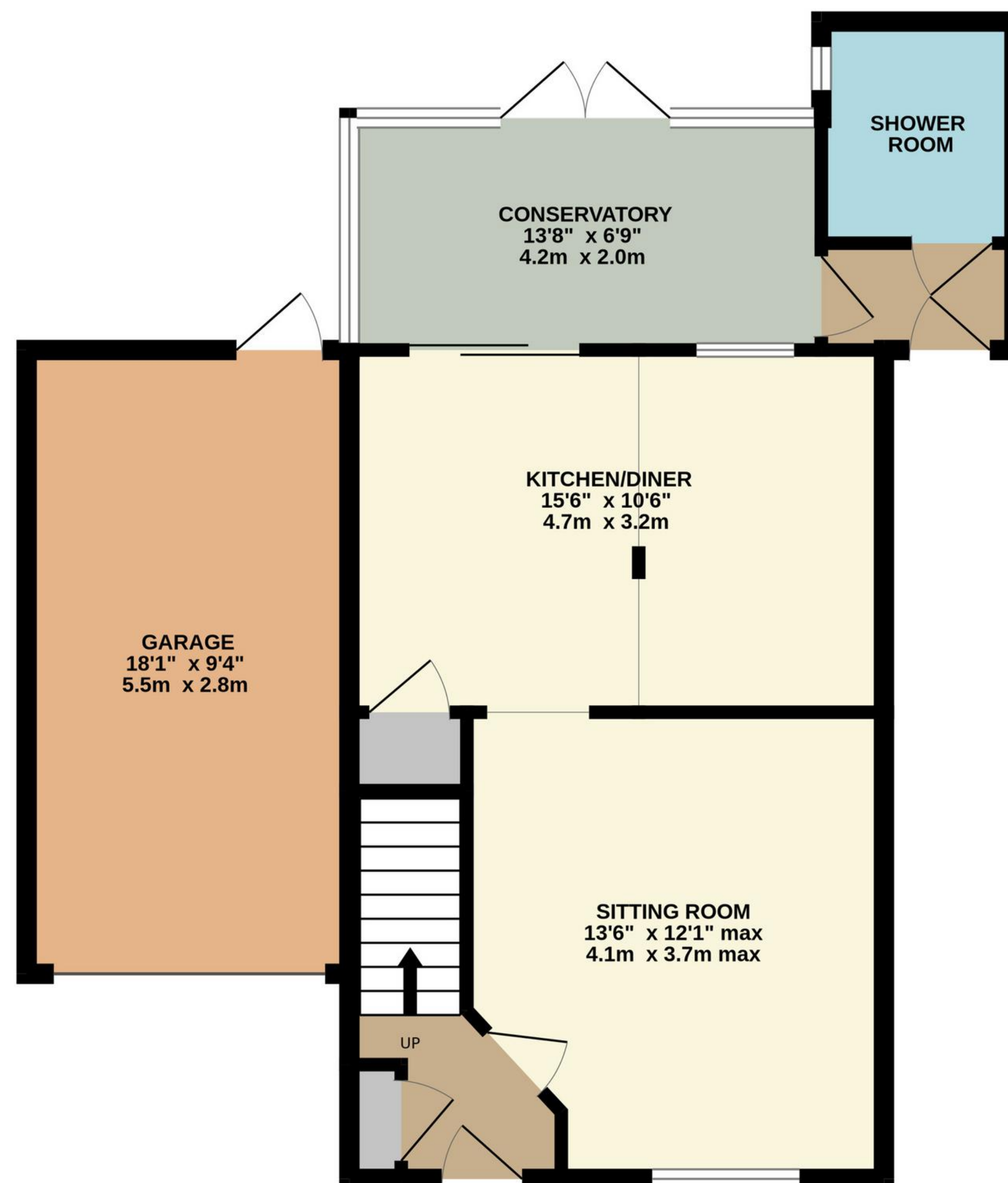
The garage is on a 125-year lease from 1992.

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 : 1060 sq.ft. (98.4 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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