



Smiths
your property experts

Newstead Way

Loughborough

- Beautifully presented detached family home
- Situated on the popular Fairmeadows estate
- Four good-sized bedrooms and two bathrooms
- Three spacious reception rooms and a kitchen/diner
- Generous driveway and a detached garage
- Delightful rear gardens with a seating terrace
- Quiet and private cul-de-sac position

General Description

Smiths Property Experts offer to the market this beautifully presented detached family home, occupying a quiet, tucked-away cul-de-sac position on the sought-after Fairmeadows development.

The property provides a superb amount of living space, with three reception rooms providing a versatile layout, as well as a spacious kitchen/diner. On the first floor, there are four bedrooms, a well-appointed en-suite shower room, and a family bathroom. The property also benefits from delightful, maintained gardens, a driveway, and a garage.







The Property

The property is entered through a reception hallway with LVT flooring, stairs leading to the first floor, and doors to all ground-floor rooms and a downstairs w.c. There is a light and airy sitting room with French doors leading to the outside seating terrace, a formal dining room which is ideal for entertaining, and a further reception room which is adaptable as a snug, study, or playroom. The kitchen/diner features a range of base and wall-mounted units, with space and plumbing for a washing machine, dishwasher, and an American style fridge freezer.

The landing gives way to all first-floor rooms. The main bedroom includes fitted wardrobes and en-suite facilities. There are three further bedrooms, including bedroom two with fitted wardrobes, and bedroom four, which is currently used as a dressing room with recently fitted 'Sharps' wardrobes (the seller is happy to remove if required). The main bathroom has a modern suite with a shower over the bath.

The Outside

Outside, the property sits on a delightful plot, with a driveway providing off-road parking for up to four vehicles, and low-maintenance slate borders. The garage has an up-and-over door, power, and light.

The rear garden has a paved and slabbed patio seating area, perfect for entertaining, with a shaped lawn and established shrub borders providing privacy, a timber garden shed, and fencing to all 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.

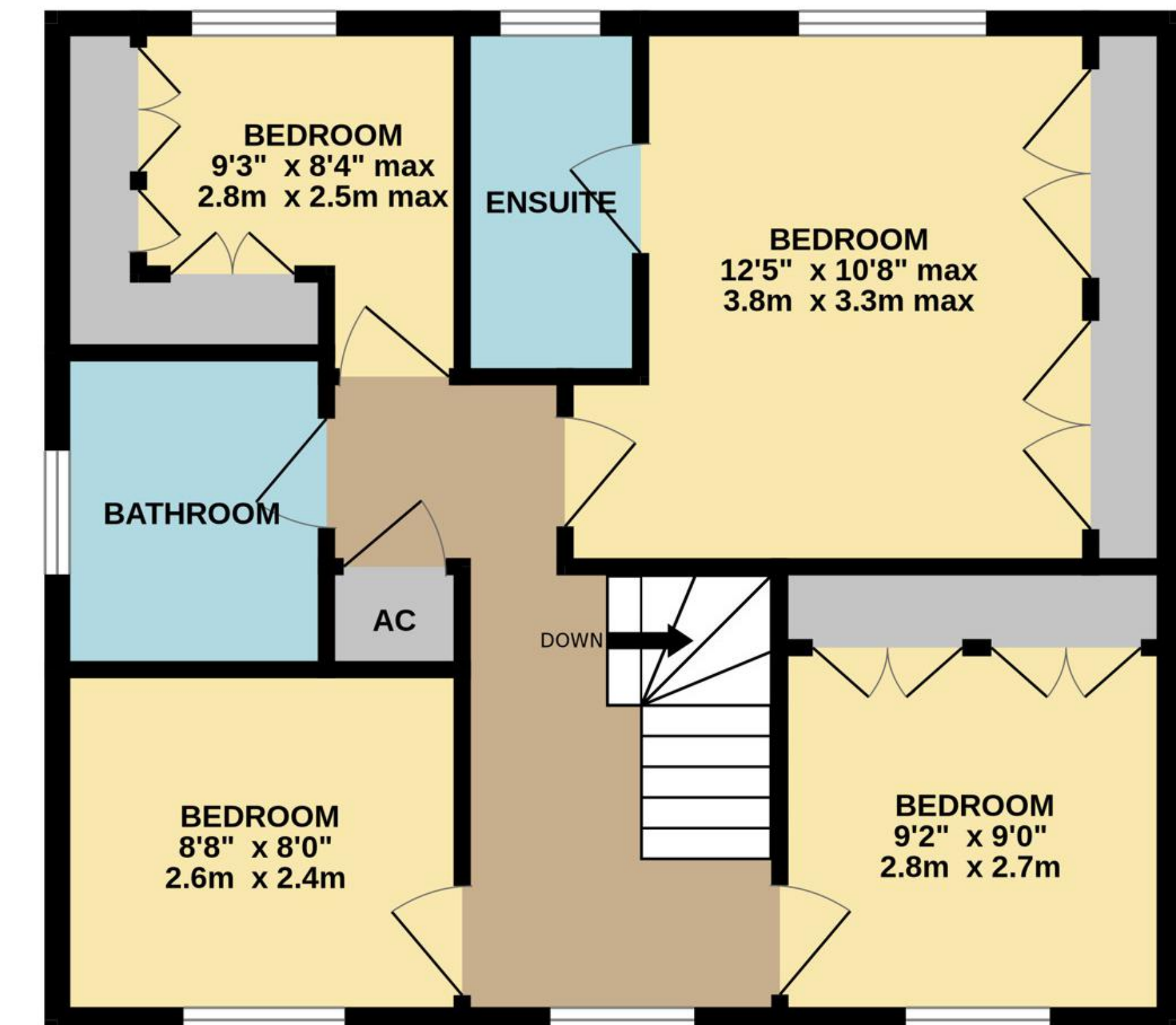
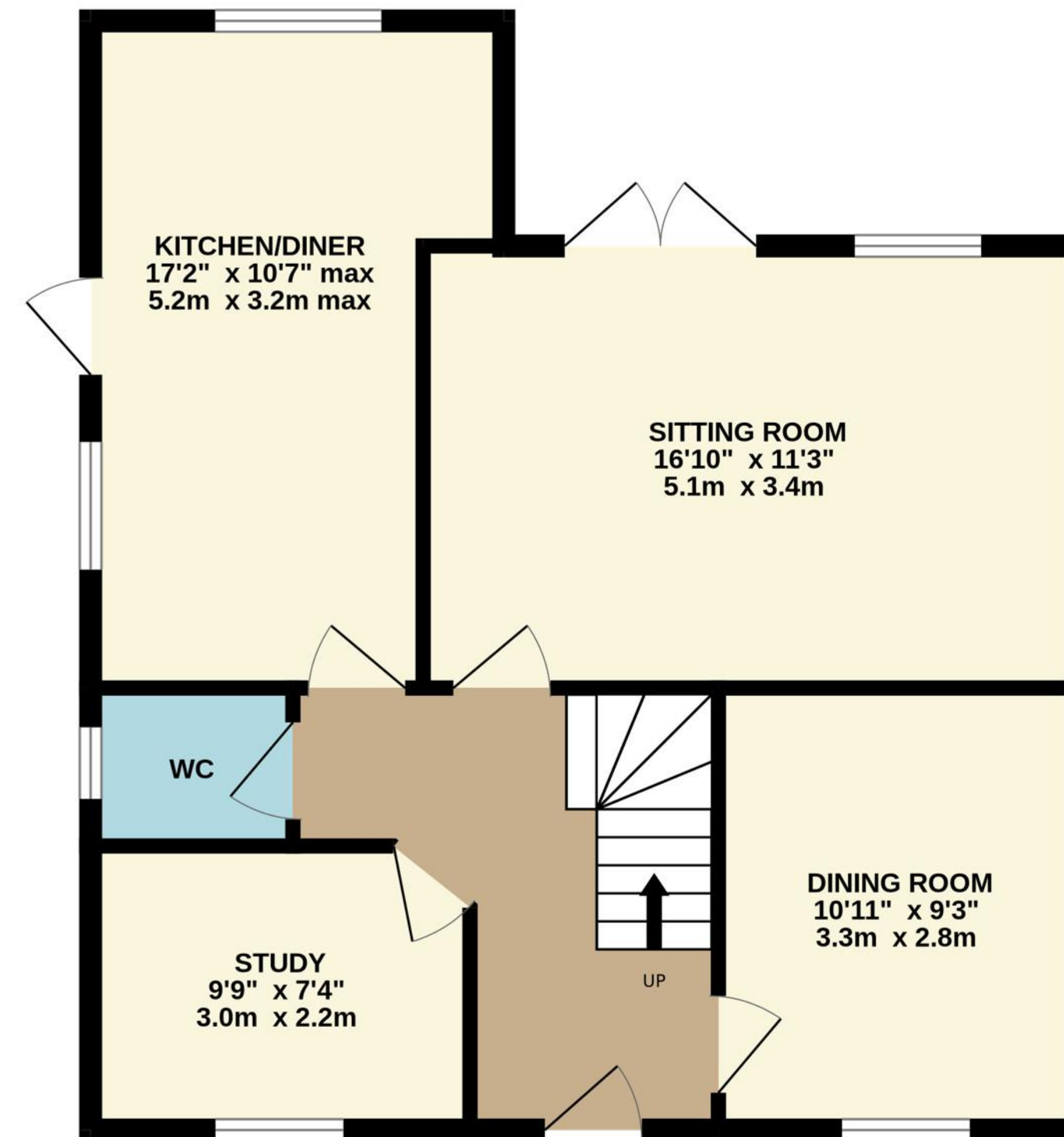
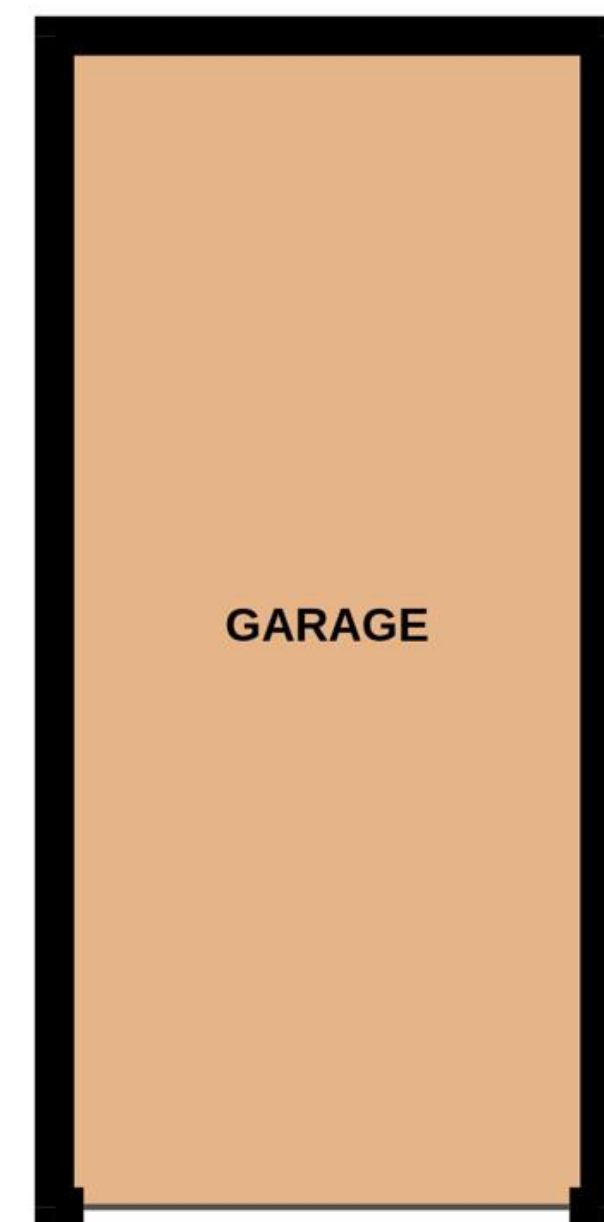
Tenure: Freehold. Council Tax Band: E.

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 : 1361 sq.ft. (126.4 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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