



Smiths
your property experts

Snells Nook Lane

Nanpantan

- Superbly extended and upgraded detached house
- Desirable location on the edge of the Charnwood Forest
- 1,405 square feet of immaculate and modern living space
- Exceptional open-plan 'living' kitchen with bi-fold doors
- Sitting room with a bespoke fitted 'Sharps' media wall
- Three bedrooms, with fitted wardrobes, and two bathrooms
- Sizeable, landscaped gardens and several seating terraces
- Double-width driveway and a detached garage

General Description

Smiths Property Experts are delighted to introduce to the market this exceptional detached family home, which has been significantly upgraded and beautifully extended to provide over 1,400 square feet of immaculate and modern living space.

The property is centred around a wonderful open-plan 'living' kitchen with roof lanterns and bi-fold doors leading onto landscaped gardens. There is also a detached garage and a side-by-side private driveway.

Complete with underfloor heating throughout the ground floor, bespoke fitted shutters, and a contemporary media wall, this is undoubtedly one of the finest examples of its type to have come to market in recent years.





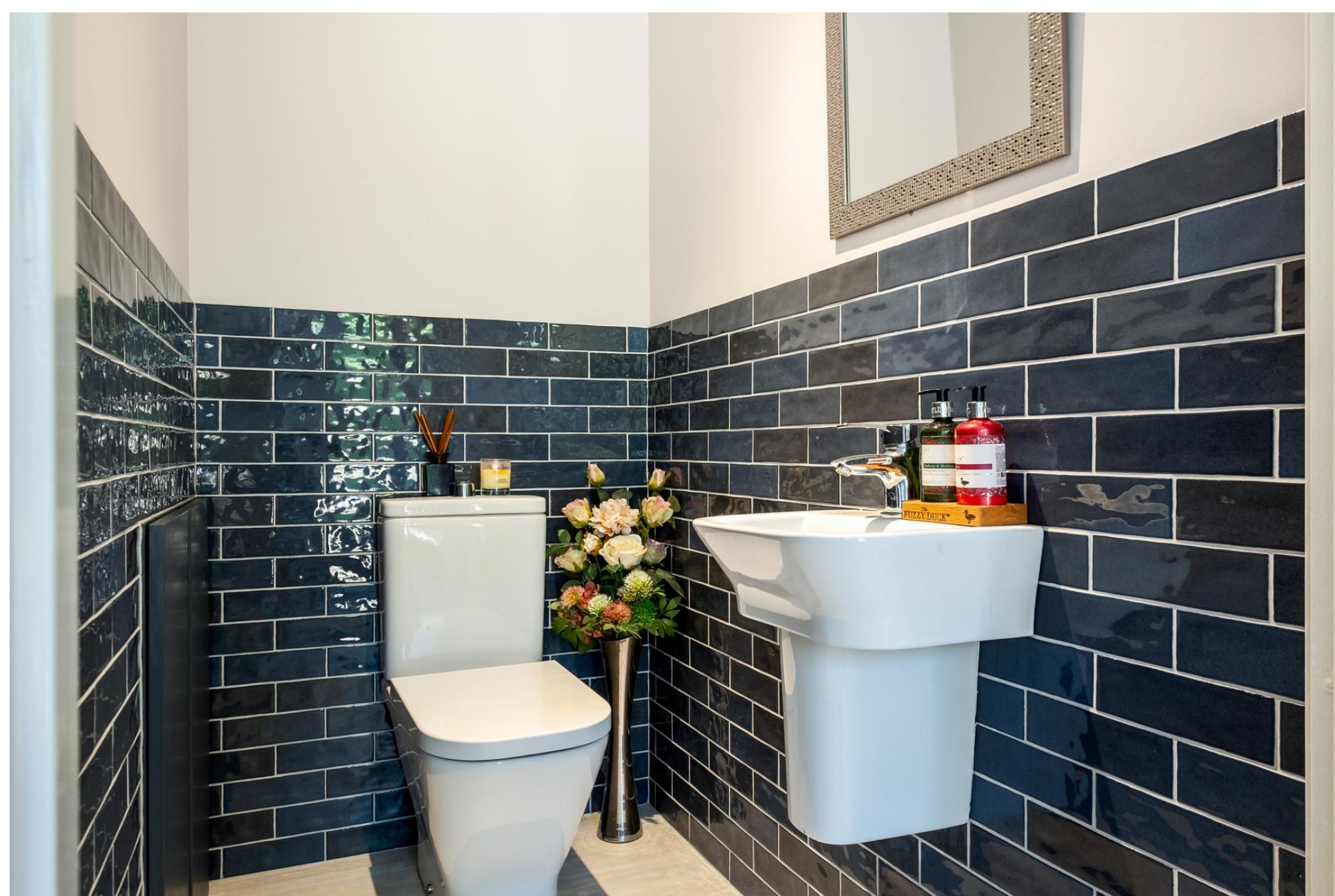


The Property

The property has been meticulously maintained by the current owners and benefits from uPVC double glazing, gas central heating, and underfloor heating throughout the ground floor.

The accommodation centres around an exceptional open-plan kitchen, living, and dining area with the entrance hall leading into the kitchen area, as well as a separate sitting room. The kitchen is fitted with high-quality units, including an island unit complete with granite work surfaces and mirrored splashbacks. The integrated appliances comprise an induction hob with an extractor, twin ovens, a fridge and freezer, dishwasher, and wine fridge. The living and dining area spans the width of the property. It features two roof lanterns, flooding the space with natural light, and 'five-door' bi-fold doors opening onto the seating terrace, providing seamless 'indoor outdoor' living space. There is an opening through to the sitting room with a bespoke media wall fitted by Sharps. There is also a cloakroom/w.c. with understairs storage.

Stairs from the entrance hall rise to the first floor, where you will find three good-sized bedrooms, each with fitted wardrobes, and a three-piece family bathroom. The main bedroom suite benefits from an en-suite shower room.



The Outside

The property is set back from the road behind front gardens and screened by a laurel hedge. There is side gated access to the rear, which leads to the seating terrace. Steps lead down to a pathway that traverses the lawn, with timber sleepers creating raised flower beds. There is a further seating terrace at the end of the garden, which makes the most of the evening sun and has space for a timber garden shed. A double-width driveway provided off-road parking and access to the garage, which has a remote-operated electric roller door, power, and lighting. There is also a useful personnel gate to the garden.





The Location

The property is located in one of Loughborough's most prestigious areas on Snells Nook Lane in Nanpantan. Positioned on the edge of Charnwood Forest, it offers scenic local walks, including The Outwoods and Beacon Hill. There is excellent access to the M1 motorway, Loughborough town centre, and the nearby cities of Leicester and Nottingham.

The property is also within the catchment area of Holywell Primary School. Loughborough is known for its renowned university, and the town centre offers an array of shops and amenities, including many independent local businesses such as coffee shops and eateries. Additionally, there are excellent sporting facilities and a convenient train station with direct links to London St Pancras.

Property Information

EPC Rating: C.

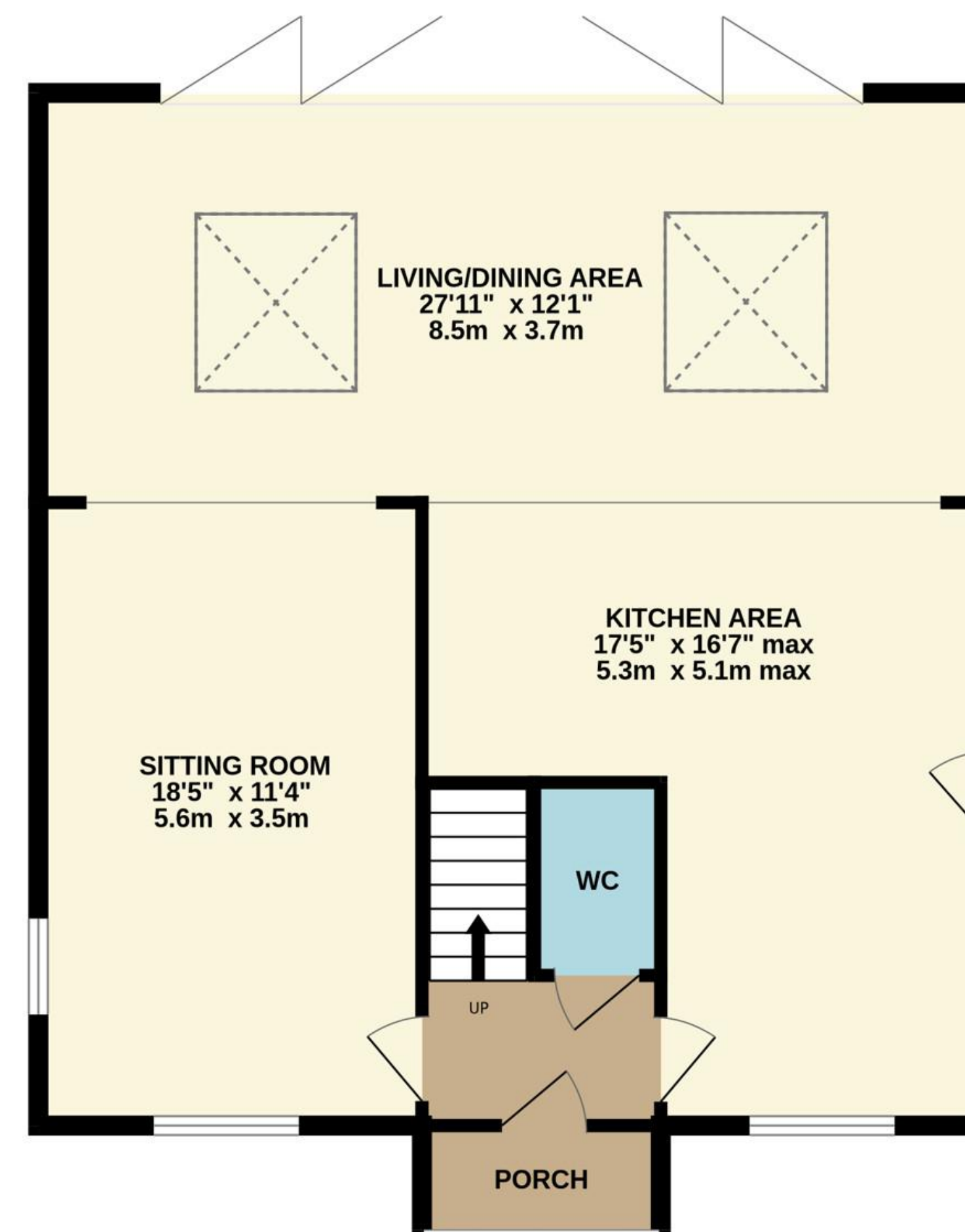
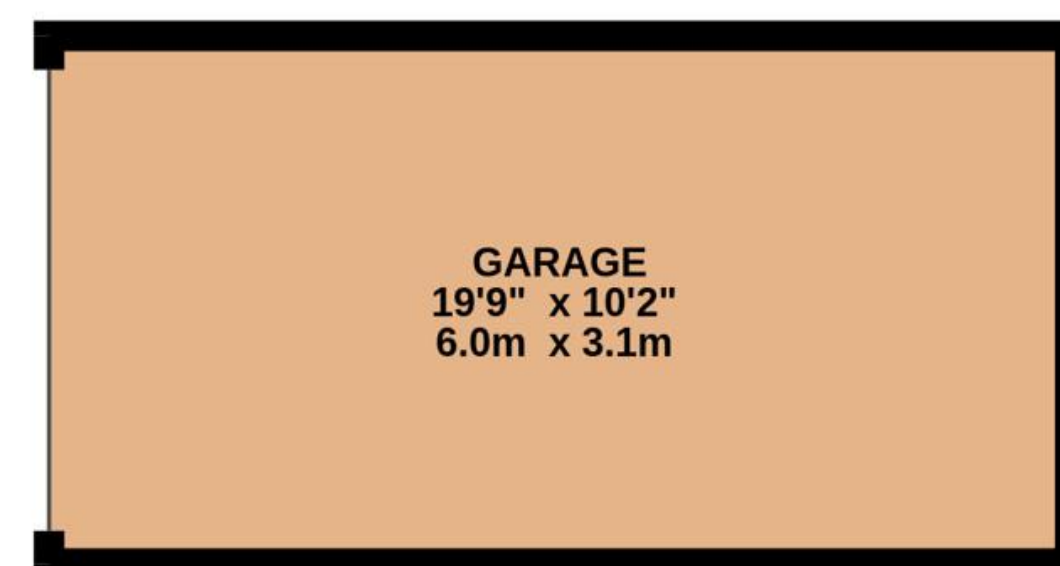
Tenure: Freehold. Council Tax Band: D.

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 : 1607 sq.ft. (149.3 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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