



Smiths
your property experts

John Boden Way

Loughborough

- Immaculate executive detached family home
- Built in 2018 by David Wilson Homes
- Four spacious double bedrooms and two bathrooms
- Two bay-fronted reception rooms
- Open-plan kitchen/diner and a separate utility room
- Generous driveway and a garage with power
- Private south-west facing lawned rear garden
- Floor area approximately 1,510 square feet

General Description

Smiths Property Experts are delighted to offer to the market this stunning executive detached family home on The Chimes development in Loughborough. Presented in immaculate order, the property occupies a corner position with a south-west facing garden, a generous driveway, and a garage.

The property was built by David Wilson Homes and is being sold with the remainder of its NHBC warranty. The floor area is perfectly laid out for family living, with an open-plan kitchen/diner, two reception rooms, four double bedrooms, and two bathrooms.





The Property

The property was built in 2018 and includes all the modern features you would expect for a property of this age, such as uPVC double glazing, gas central heating, and a well-planned internal layout. The living space is laid over two floors, arranged around a light-filled hall and galleried landing, and measures approximately 1,510 square feet.

The accommodation comprises a dual-aspect sitting room with French doors opening out onto the rear garden, a second reception room which is currently utilised as a family room/playroom, and an open-plan contemporary kitchen/diner with a second set of French doors and integrated appliances including a double electric oven, gas hob, fridge freezer, and dishwasher. There is also a refitted w.c., as well as a useful utility room.

The first-floor galleried landing has a useful work-from-home/study space. There are four spacious double bedrooms and a modern four-piece suite family bathroom. The main bedroom has a dressing area with fitted wardrobes and a beautifully appointed en-suite shower room.



The Outside

Outside, the property sits on a corner plot and has an open aspect over green space to the front. A driveway to the side provides generous off-road parking. The garage has an up-and-over door, power and light, and there is gated access to the side leading to the garden. The lawned rear garden has a south-west facing aspect and a seating terrace.



The Location

The property is situated within The Chimes development, forming part of the popular and well-placed Grange Park estate. The estate has excellent access to the A6 and Leicester city centre. There is a collection of shops, including a supermarket, and beautiful countryside walks nearby.

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, and a convenient train station with direct links to London St Pancras.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: E.

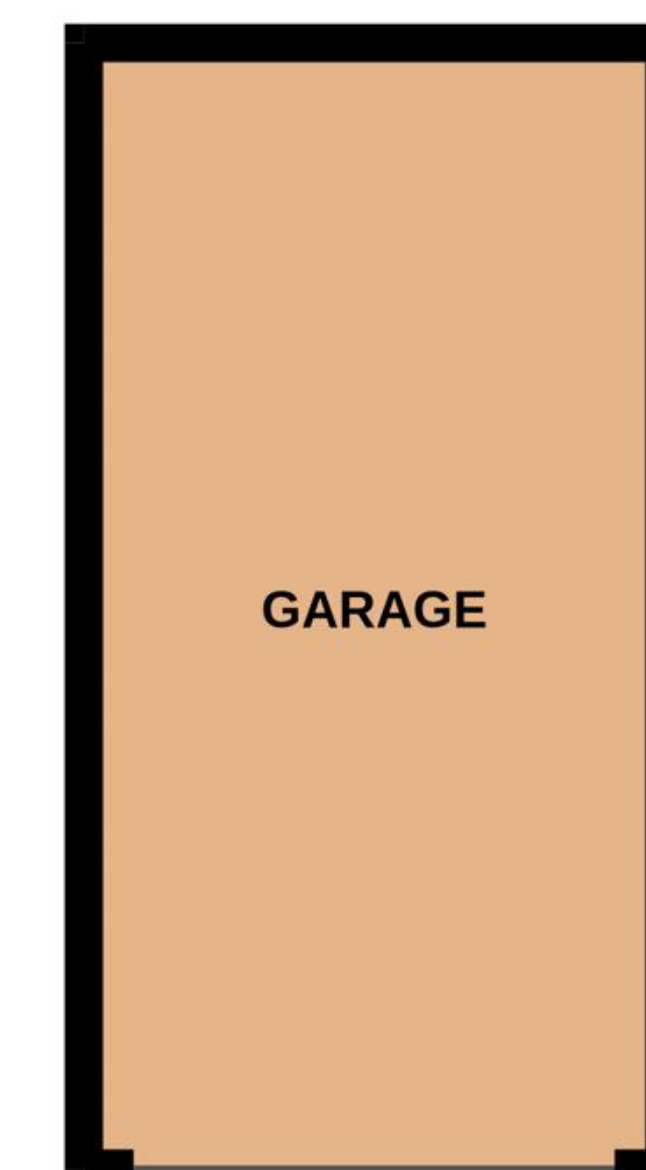
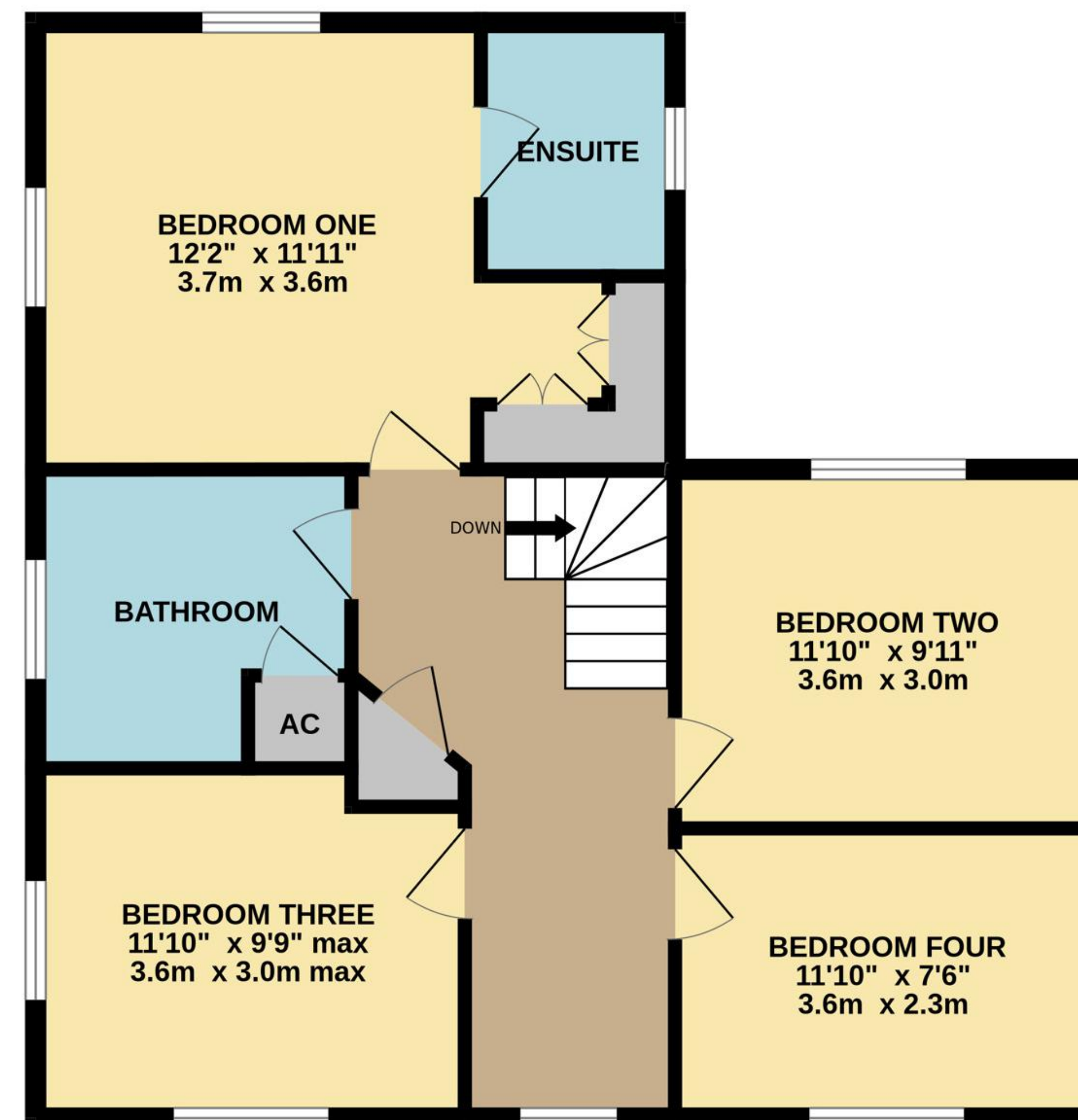
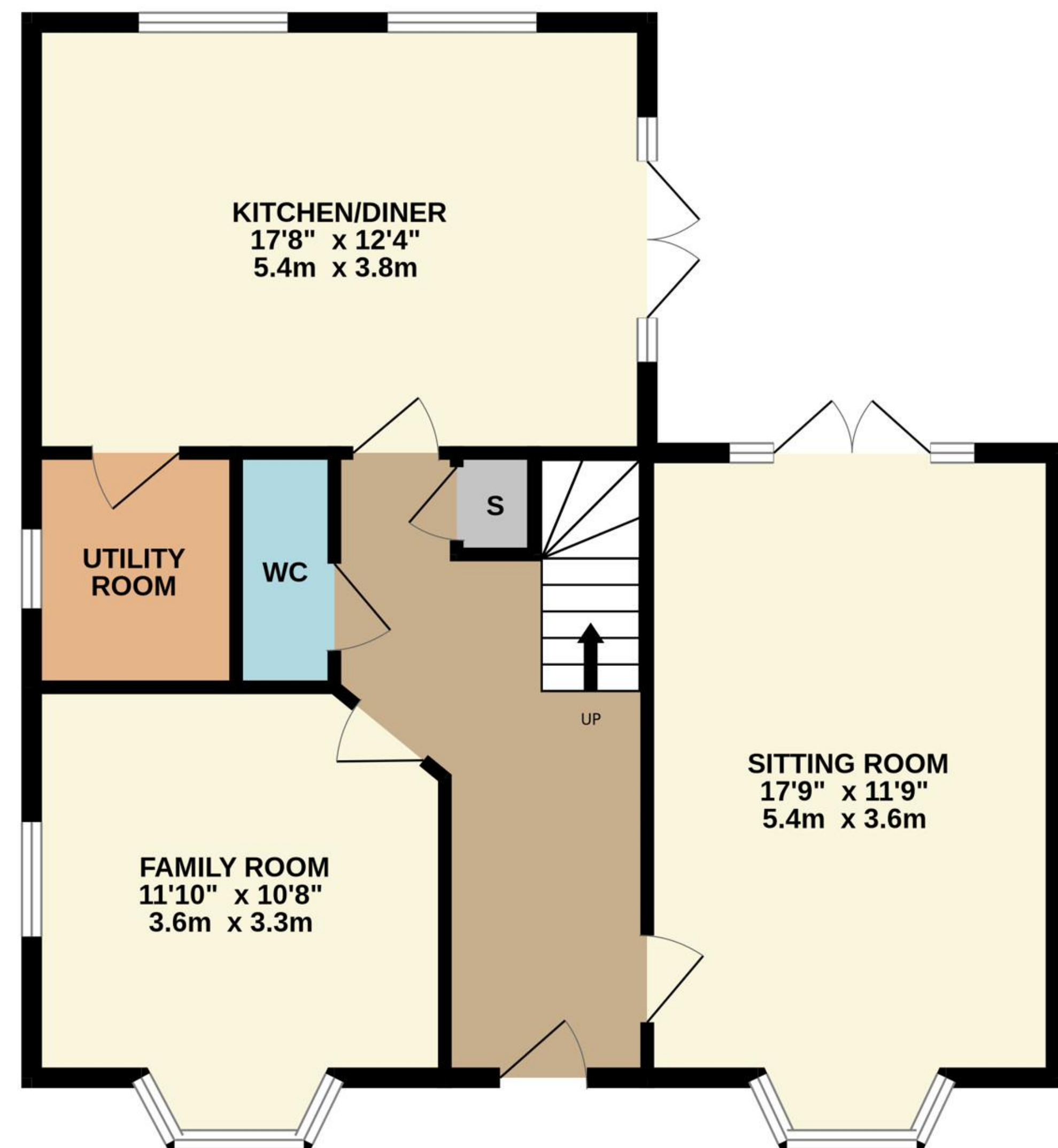
Maintenance Charge TBC.

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 : 1664 sq.ft. (154.6 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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