



Smiths  
your property experts



# Knipton Drive

Loughborough

- Sympathetically extended semi-detached family home
- Peaceful position at the end of cul-de-sac
- Open-plan kitchen, dining, and living area with a log burner
- Three double bedrooms and two bathrooms
- Potential to reconfigure into a four-bedroom layout
- Impressive 'double size' south west facing rear gardens
- Private driveway with ample off-road parking
- Oversized integral garage with space for utilities

## General Description

Smiths Property Experts are favoured with instructions to market this exceptional and cleverly extended semi-detached family home, occupying a large and impressive plot with a 'double size' south west facing private rear garden.

The property is currently laid out with three generous double bedrooms. It could easily become a four-bedroom layout as the current owners removed the stud partition wall between two bedrooms to suit their family.







## The Property

The main house is generous, offering accommodation presented in excellent condition and extending to approximately 1,330 square feet, including the integrated garage. In brief, expect to find a hall, a separate sitting room, and to the rear, the centrepiece 'living' kitchen with dining and seating areas, opening onto the rear gardens via two sets of glazed doors. The kitchen is fitted in a shaker style with a range cooker, and the room also benefits from a log-burning stove. There is access to the garage with space for utilities.

Upstairs are three large double bedrooms and a family bathroom. Of note is the main bedroom, a large double room flooded with light and affording a separate en-suite bathroom.

## The Outside

Occupying a peaceful end-of-cul-de-sac location, the property is set behind a private driveway with side-by-side off-road parking for up to four vehicles. There is a mature Acer tree in the lawned front gardens, an oversized integral garage, and a useful store.



The rear gardens are 'double-sized', wrapping around behind the neighbours' garages. With a south west facing aspect, expect a private sun-filled space with lovely tree cover around the perimeter. Central lawns are complemented by full borders. There is a generous timber deck to the immediate rear of the main house, a generous shed, and a further seating area perfect for the evening sun.





## The Location

Positioned in a quiet cul-de-sac in a residential setting, there is excellent access to the M1 motorway, a bus route into the town centre, and lovely walks within easy reach. 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: D.

Tenure: Freehold. Council Tax Band: B.

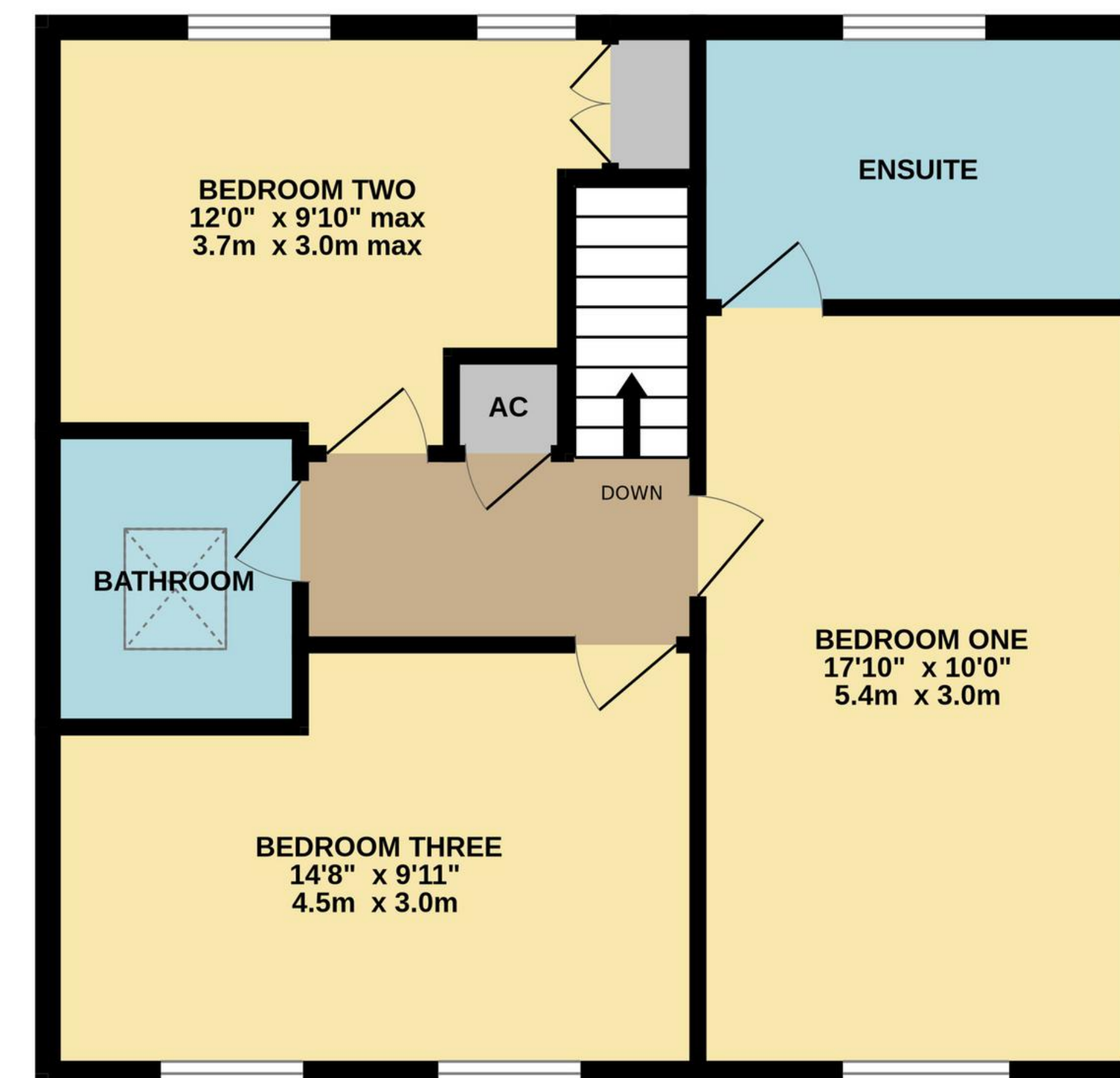
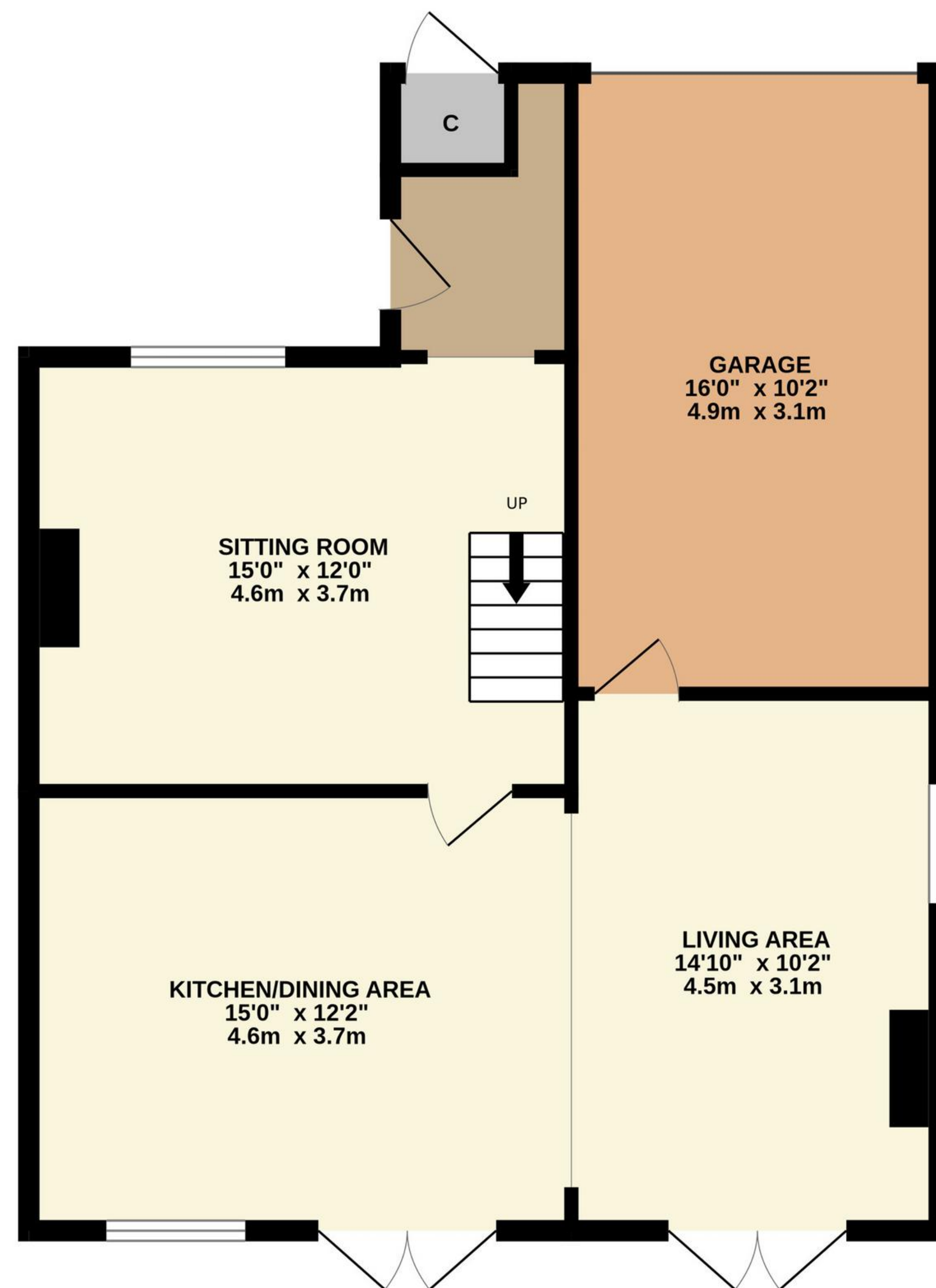
Local Authority: Charnwood Borough Council.

## 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 : 1330 sq.ft. (123.5 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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