



Smiths
your property experts

Spinney Hill Drive

Loughborough

- Beautifully presented 1950s detached family home
- Prime residential area in the 'Forest Side' of Loughborough
- Meticulously maintained living space with timeless interiors
- Four double bedrooms and two bathrooms
- Thoughtfully planned layout with four reception areas
- Shaker-style kitchen complemented by a utility room
- Imposing frontage with a generous driveway and a garage
- Mature rear gardens provide a secluded outdoor space

General Description

Smiths Property Experts are delighted to introduce to the market this superb 1950s detached family home situated in a prime residential area in the sought-after 'Forest Side' of Loughborough.

With a floor area extending to approximately 1,900 square feet (including garaging), the beautifully presented living space has been meticulously maintained by the current owner. The accommodation briefly comprises four double bedrooms, two bathrooms, and four reception rooms, with a thoughtfully planned downstairs layout that lends itself perfectly to family life and entertaining.

The mature rear garden provides a secluded outdoor space. This fabulous home is one of the finest examples of its type, and an internal viewing is essential to appreciate the accommodation on offer.







The Property

The property is presented in superb decorative order and benefits from double glazing and gas central heating. With an entrance hall and a principal sitting room featuring a cast-iron log-burning stove and double-opening doors leading to the dining area and kitchen.

The kitchen is complete with oak engineered flooring and has been refitted with high-quality shaker-style base and wall units. There is space for a range-style oven. Beyond the dining area, and to the rear of the property, is a beautiful garden room with a log burner and French doors that open onto the garden. There is a further reception room to the front of the property, accessed off the kitchen area, which is ideal for a home study, snug, or playroom.

To complete the ground floor, there is a sizable utility room with a door leading to the integrated garage, a ground-floor WC, and a useful storage room.

The first-floor landing and staircase are flooded with natural light, leading to four well-proportioned bedrooms and a family bathroom with a separate w.c. The main bedroom also includes en-suite facilities.



The Outside

To the front of the property is a walled garden with a shaped lawn and established borders. The driveway provides ample parking space for several vehicles and access to the integrated garage. The rear garden is a particular feature of the home, with a flagstone terrace, a covered pergola, and inset gravel borders. A pathway traverses the immaculate lawn, with an array of beautiful flowers and shrubs adorning the borders. There is a timber summer house and a log store. The garden enjoys a private aspect.





The Location

The property is situated on the ever-popular Forest Side of Loughborough, enjoying a front aspect over Spinney Hill Drive. Located within the catchment area for Holywell Primary School, as well as being within easy walking distance of Loughborough University. The town centre offers a range of amenities. There is a train station with direct lines to Nottingham, Leicester, and London St Pancras. The A6 road network provides convenient vehicular access to Leicester.

Property Information

EPC Rating: D.

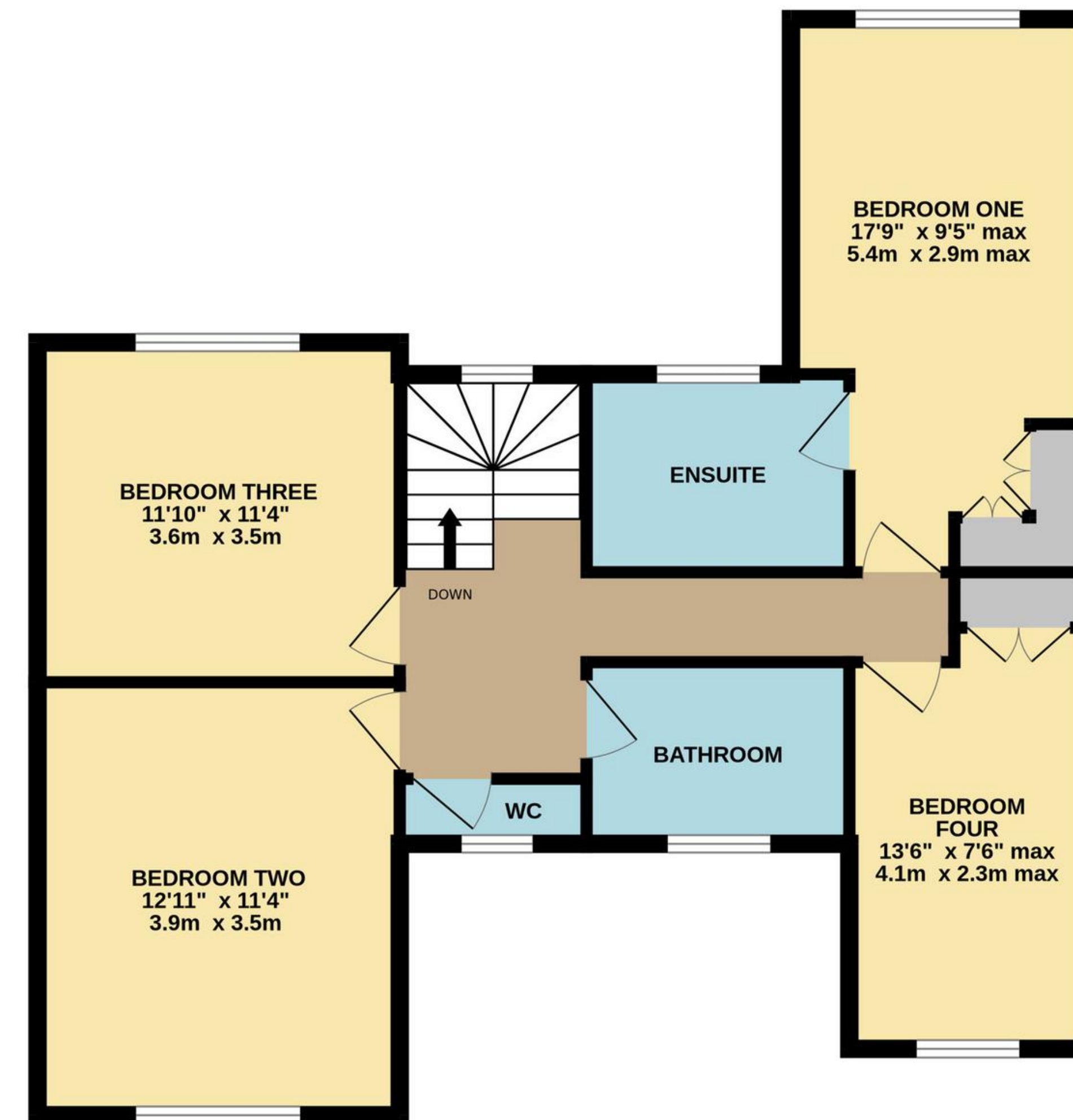
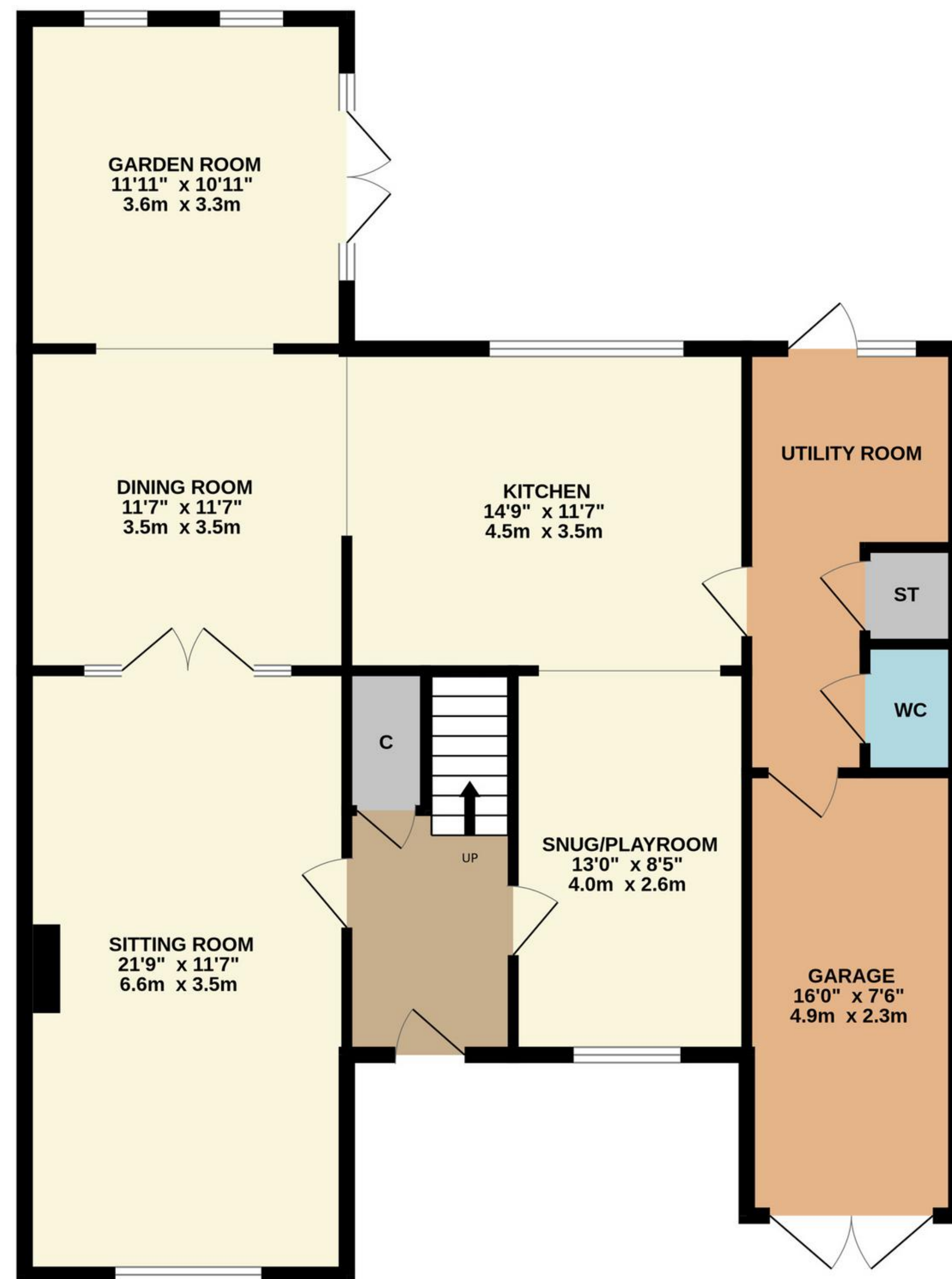
Tenure: Freehold. Council Tax Band: D.

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 : 1901 sq.ft. (176.6 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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