



Smiths
your property experts

Valley Road

Loughborough

- Immaculate and spacious split-level home
- Situated on the popular Forest Side of Loughborough
- Lovely views to the front towards Beacon Hill
- Four good-sized double bedrooms and a bathroom
- Contemporary kitchen and a spacious living/dining room
- Attractive frontage with a generous private driveway
- Oversized single garage with a workshop area
- Beautifully landscaped and tiered rear gardens

General Description

Smiths Property Experts offer to the market this deceptively spacious split-level home situated on the popular Forest Side of Loughborough. Featuring a versatile layout ideal for modern family living, there are four good-sized double bedrooms, a superb open-plan living and dining room, and a fitted kitchen.

Outside, the driveway provides ample off-road parking. There is access to the garage, which has a small workshop area, and an undercroft providing utility space. The gardens are a delight, with views to the front over the Charnwood Forest.





The Property

The property is offered for sale in immaculate order, with uPVC double glazing and gas central heating. A welcoming hallway leads to the contemporary fitted kitchen and a spacious L-shaped living and dining room with a feature fireplace. The bedroom on the ground floor is a versatile space that could be used as a formal dining room/reception room. There is also a ground-floor WC.

A half staircase leads to the upper floor, and a hallway provides access to all three double bedrooms and the bathroom. Two of the bedrooms benefit from fitted wardrobes, and one of the rear bedrooms features patio doors that open beautifully onto the rear garden, making the garden feel like an extension of the home. The bathroom is tiled and fitted with a luxurious suite.

The Outside

Outside, to the front, there is a tarmac driveway providing ample off-road parking, including a carport. A front low-maintenance garden features an array of shrubs and flowers. The oversized garage has an electric roller door and a small workspace to the rear. A further covered area to the rear provides outdoor storage, and the undercroft (with low ceiling height) has plumbing for a washing machine, space for a tumble dryer, and further storage.

The rear garden is beautifully landscaped and tiered, with a seating terrace, a rockery, and borders featuring a variety of shrubs and trees. A pathway leads to a level lawn with a timber summer house and views to the front towards Beacon Hill.





The Location

The property is located in a desirable position on the Forest Side of Loughborough, with countryside walks over The Outwoods and beyond right on the doorstep. There is also convenient access to the M1 motorway at Junction 23.

Loughborough is known for its renowned university, and the town centre offers an array of shops and amenities, including several independent local businesses such as coffee shops and eateries. Additionally, there are superb sporting facilities and a train station with direct links to London St Pancras.

Property Information

EPC Rating: D.

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 : 1628 sq.ft. (151.3 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



