



Smiths
your property experts

Bottleacre Lane

Loughborough

- Lovely traditional semi-detached house
- Perfect for a first-time buyer or investor
- Situated at the end of this popular cul-de-sac
- Bay-fronted sitting room and a kitchen/diner
- Two good-sized bedrooms and a bathroom
- Driveway providing off-road parking
- Gardens with a south-west facing aspect
- Conveniently situated close to the train station

General Description

Smiths Property Experts offer to the market this lovely traditional semi-detached home, perfect for a first-time buyer or investor, situated at the end of this popular cul-de-sac.

The property is well-presented and benefits from gas central heating and uPVC double glazing. The generous rear garden enjoys a south-west facing aspect, and there is a driveway to the front. The roof has also been replaced during the current ownership.





The Property

The property is well presented and benefits from uPVC double glazing and gas central heating. The accommodation is entered via a front door into an entrance hallway with stairs leading to the first floor. There is a door to the sitting room with a bay window to the front and an electric wall-mounted fire. The kitchen/diner provides generous space for a dining table and chairs, with wood laminate flooring, a range of built-in base and wall units, an electric hob, oven, and an extractor. Patio doors open onto the rear garden. The combi boiler was replaced in 2021. The first-floor landing has a window to the side and doors to two good-sized bedrooms and the family bathroom.

The Outside

To the front, there is a driveway providing generous off-road parking, with side gated access to the rear. The rear garden is a particular feature, with a south west facing aspect making the most of the afternoon and evening sun. The garden is mainly laid to lawn with a raised deck seating area and gravel borders. There is an outside tap, a security light, and fencing to the boundaries.





The Location

The property is situated in a residential area at the head of a quiet cul-de-sac with convenient access to excellent local schools and amenities, including a supermarket. The town centre offers an array of shops and facilities, including several independent local businesses such as coffee shops and eateries. 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: C.

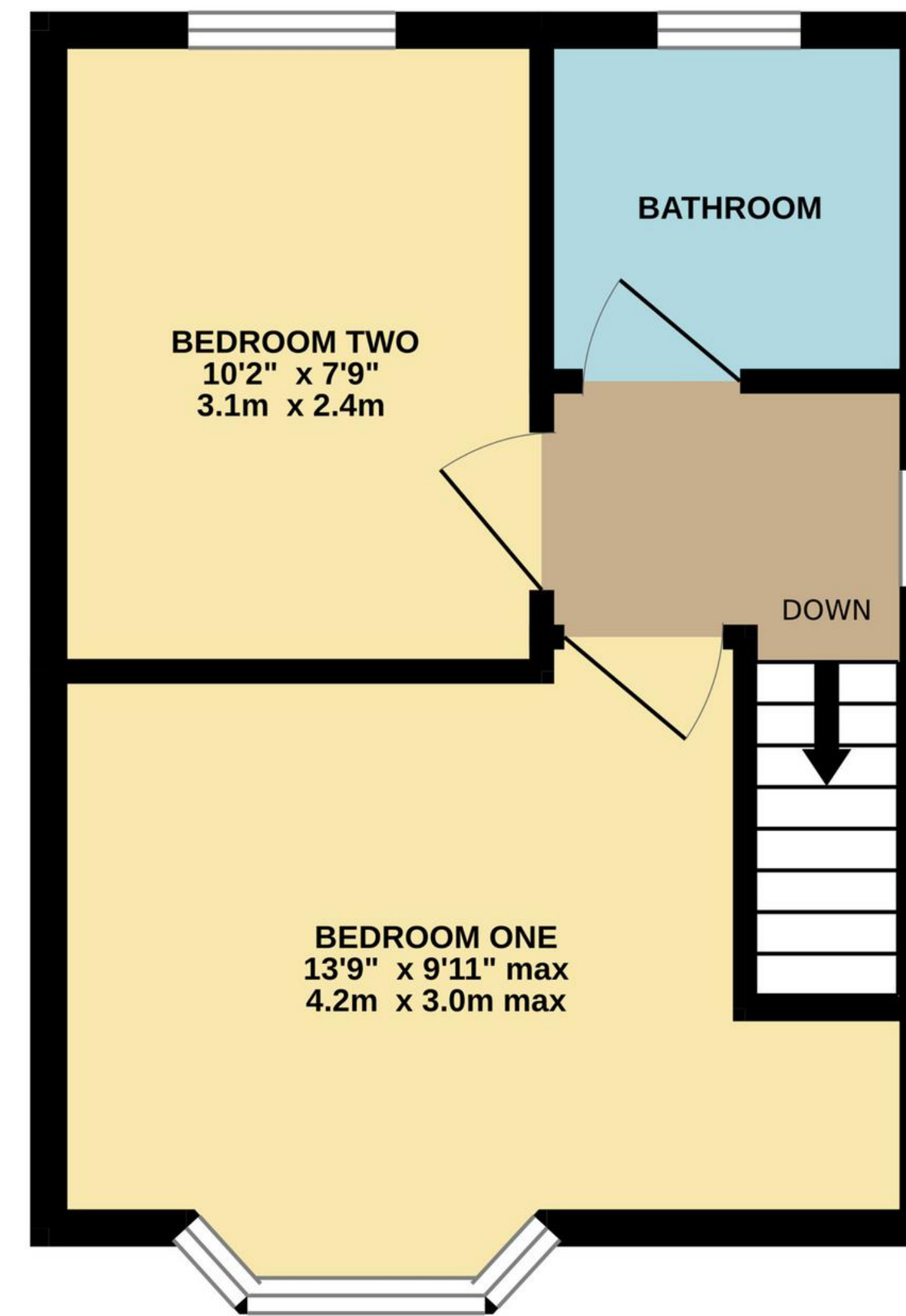
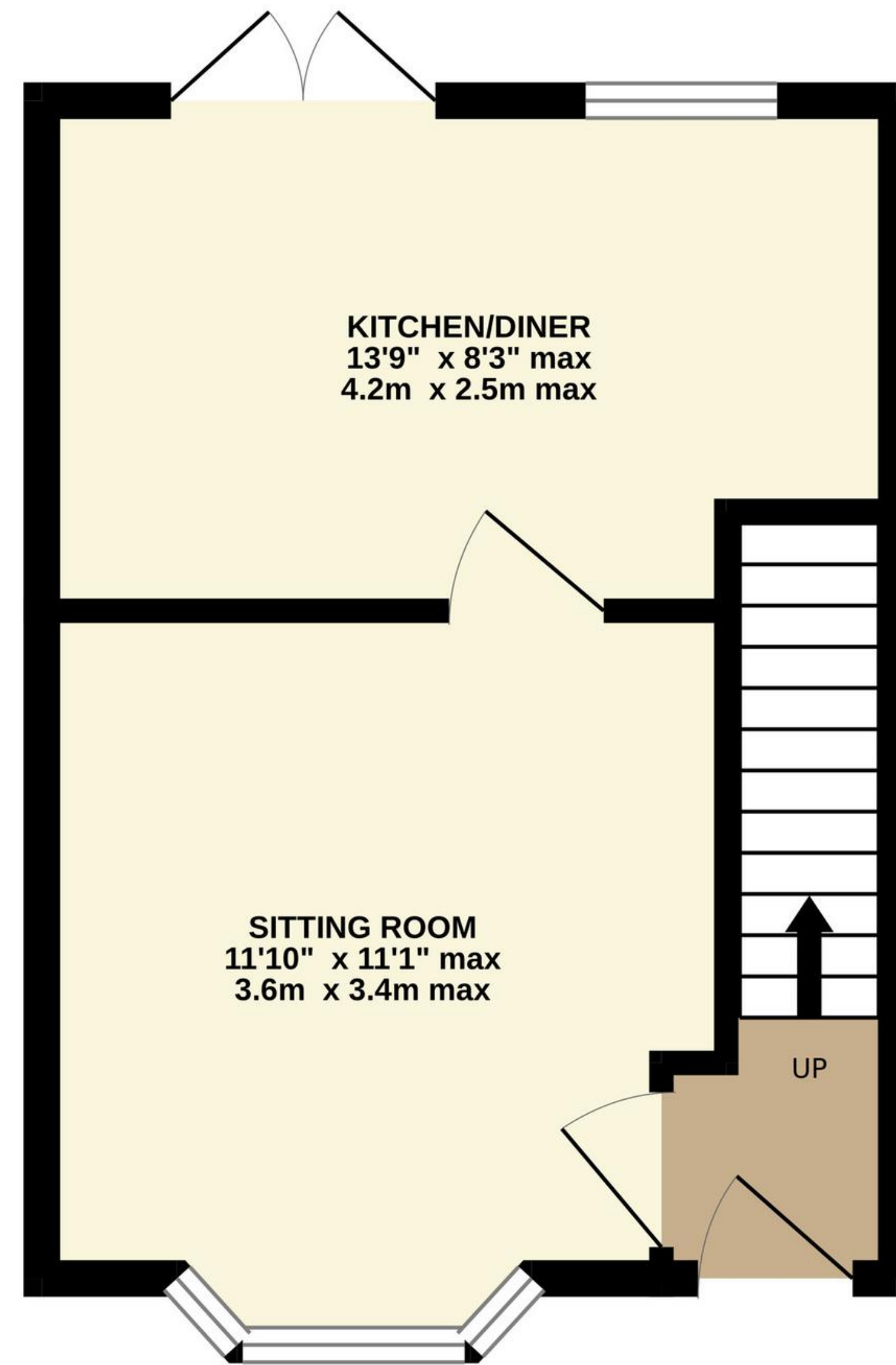
Tenure: Freehold. Council Tax Band: A.

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 : 533 sq.ft. (49.5 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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