



**Smiths**  
your property experts

# Aitken Way

Loughborough

- No upward chain
- Lovely semi-detached family home built in 2013
- Located in the well-regarded Grange Park development
- Modern fitted kitchen and a separate living/dining room
- Three good-sized bedrooms and two bathrooms
- Lawned rear gardens with a west-facing aspect
- Private driveway and a single garage
- Gas central heating and uPVC double glazing

## General Description

Smiths Property Experts offer to the market this lovely three-bedroom semi-detached property, built by Jelson Homes in 2013, with no upward chain. Situated on the well-regarded Grange Park development in Loughborough, the property boasts a private driveway, a single garage, and low-maintenance gardens to the front and rear.





## The Property

Internally, the property is presented in good condition throughout. The living space spans two floors and extends to over 800 square feet. Boasting uPVC double glazing and gas central heating throughout, the accommodation comprises an entrance hall, a superb living/dining room with direct garden access via glazed French doors, and a modern fitted kitchen. There is also a downstairs WC. Upstairs are three good-sized bedrooms and a family bathroom with a separate airing cupboard. The main bedroom also provides an en-suite shower room.

## The Outside

The property is set behind lawned front gardens. To the rear are private gardens with a west-facing aspect. There is a pathway to the rear gate and a sun-filled patio terrace to the immediate rear of the house. Behind the gardens is a driveway with off-road parking and a useful single garage.

## The Location

The property is situated in the popular Grange Park development with excellent access to the A6. There is a good choice of local schooling, 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: C.

Council Tax Band: C.

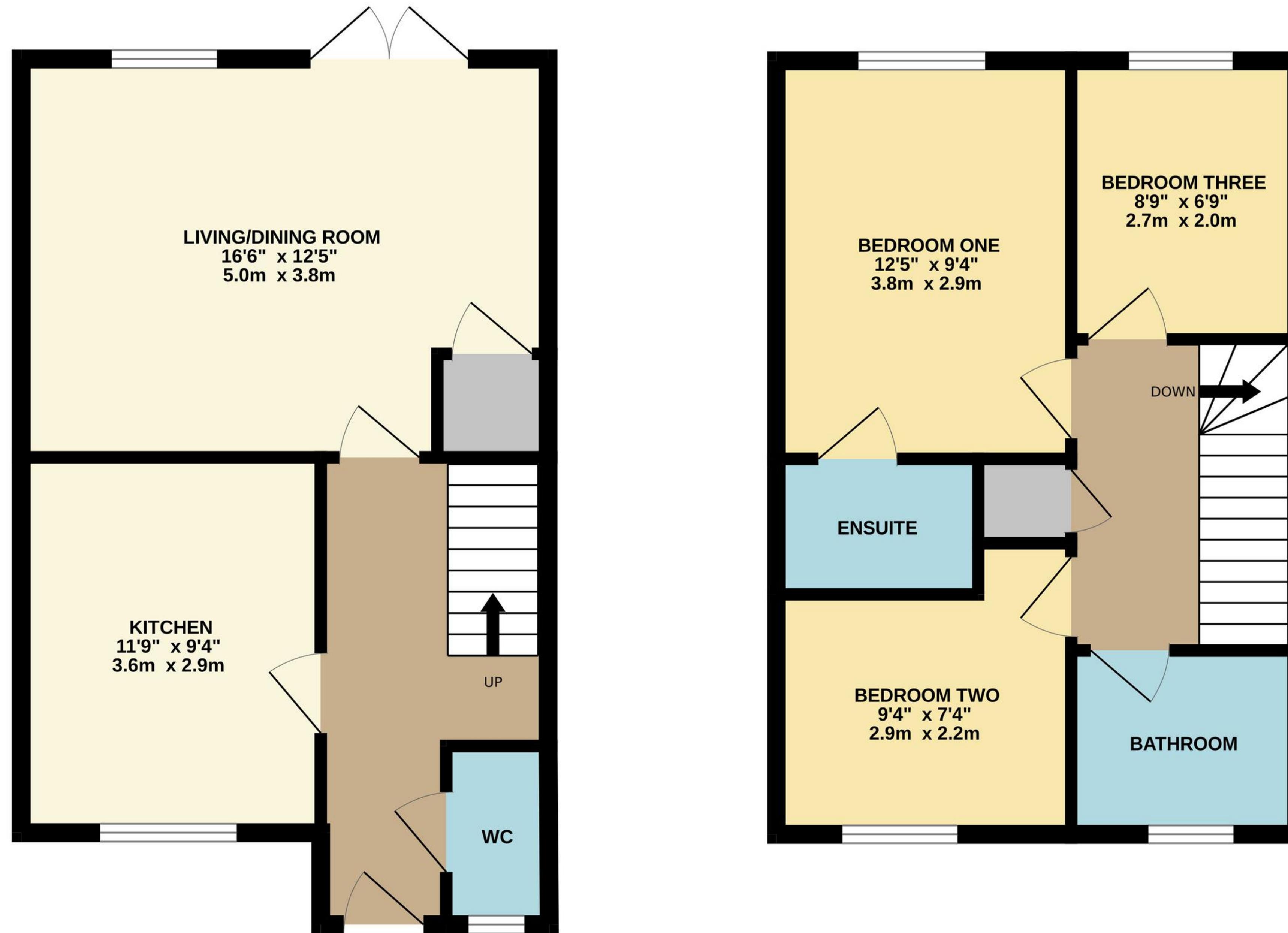
Local Authority: Charnwood Borough Council.

## 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.

## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



TOTAL FLOOR AREA : 819 sq.ft. (76.0 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](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)



