



**Smiths**  
your property experts

# Allendale Road

Loughborough

- No upward chain
- Delightful and lovingly maintained family home
- Built by the highly regarded William Davis Homes
- Dual aspect kitchen/diner and a separate utility room
- Spacious sitting room with a feature fireplace
- Four good-sized bedrooms and two bathrooms
- Landscaped rear gardens with a private and sunny aspect
- Gated block-paved driveway and a detached garage



## General Description

Smiths Property Experts present to the market, with no upward chain, this delightful four-bedroom family home with private, sunny, landscaped rear gardens, a gated block-paved driveway, and a detached garage. The seller is just the second owner from new, and the property has been lovingly maintained to a meticulous standard since it was built by the highly regarded William Davis Homes in 2004.





## The Property

The layout offers no less than four good-sized bedrooms (one with generous built-in wardrobes and previously used as a dressing room), and two bathrooms. Of note is the main bedroom, a true suite with built-in wardrobes and a light-filled en-suite.

Downstairs, you will find a sitting room with a feature fireplace and direct garden access to the rear, a kitchen/diner with high-quality integrated appliances, and a separate utility room. There is also a downstairs cloakroom/w.c.

## The Outside

To the right-hand side of the property is a gated block-paved carport and driveway leading to a detached garage. The gardens have been fully landscaped and offer both a sunny and private aspect. There are two flagstone-laid seating terraces on either side of a manicured lawn with mature borders, and a substantial hidden storage and bins area to the rear of the garage.



## The Location

The property is situated in the popular Grange Park development, within the catchment area for Outwoods Edge primary school and Woodbrook Vale secondary school. The estate has excellent access to the A6 and Leicester city centre. There is 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: 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 : 1296 sq.ft. (120.4 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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