

Smiths

your property experts

Knightthorpe Road

Loughborough

- No upward chain
- Superbly presented detached home
- Beautiful open-plan kitchen/diner
- Light-filled sitting room and a useful WC
- Three double bedrooms and two bathrooms
- Oversized double garage with power and lighting
- Two spacious driveways providing plentiful parking
- Gated south-facing garden and a timber shed



General Description

Smiths Property Experts are delighted to bring to the market, with no upward chain, this superbly presented and deceptively spacious detached home.

Occupying a lovely corner position with a south-facing rear garden. A particular feature of the home is the oversized double garage, ideal for a car enthusiast or for a home business. The accommodation is arranged over three floors, with an extended ground-floor living space, three good-sized bedrooms and two bathrooms.









The Property

This fabulous home benefits from double glazing and gas central heating, with accommodation arranged over three floors, entered via a front door into a welcoming hallway, with stairs to the first floor and doors to all rooms. There is a ground floor WC, and the sitting room has a box bay window to the front, flooding the room with natural light. The open-plan kitchen/diner is the real hub of the home, with a range of high-quality base and wall-mounted units with wooden work surfaces, including a breakfast bar, integrated appliances and a useful store.

The first-floor landing gives way to two good-sized bedrooms; the main bedroom is a generous size, with a window to the front, and the family bathroom has a modern three-piece suite with a corner bath. The second floor has a further double bedroom, and a walk-in shower room ensuite, complete with a WC and wash hand basin.

The Outside

Externally, the property occupies a spacious corner plot, with ample parking to the front and side, with side-gated access to the rear garden. The rear garden enjoys a south-facing aspect, with two decked seating areas, a shaped lawn, raised beds and a sunroom which is insulated with power, lighting and heat.

Beyond the garden is a further driveway accessed off Albany Street, providing additional parking and access to the garage. The oversized double garage has been extended to provide a large area for car storage or a workshop, with power, lighting and a wood-burning stove. There is a personnel door to the side and an electric up-and-over door to the front.







The Location

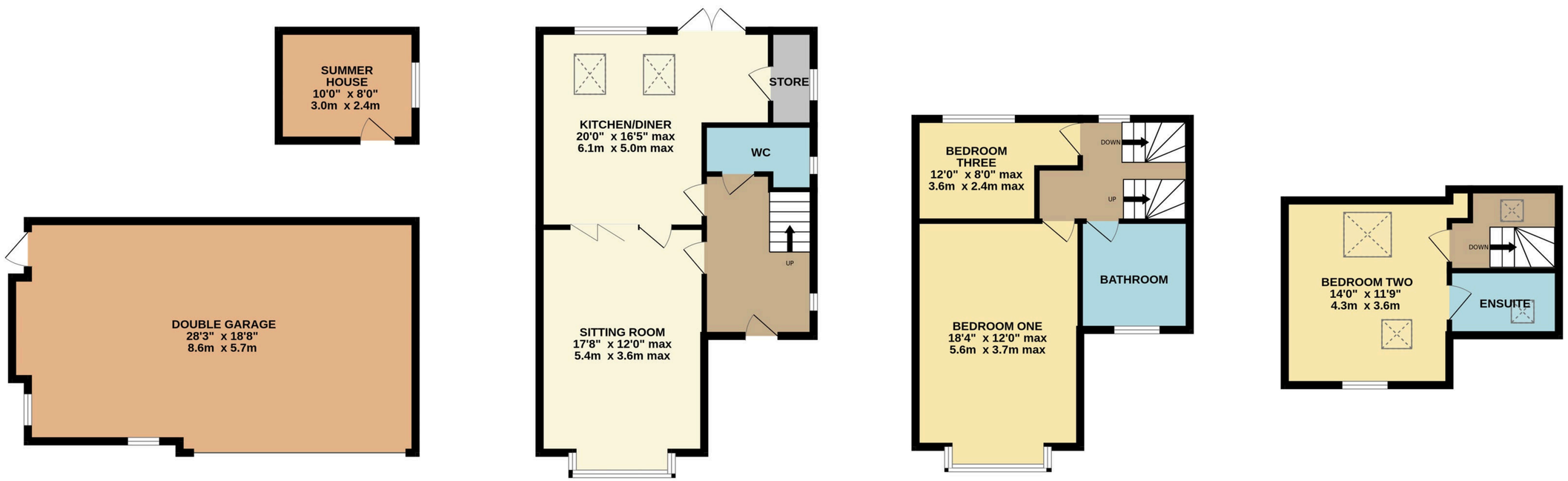
The property is situated within walking distance of Loughborough town centre, being conveniently close to a wide range of shopping facilities, supermarkets, pubs, and eateries. There is a train station within walking distance, with direct lines to Leicester, Nottingham, and London, as well as easy access to excellent road networks, including the A6 and M1 motorway. There is also a regular bus route to the centre.

Property Information

EPC Rating: C.
Tenure: Freehold. 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.



TOTAL FLOOR AREA : 1779 sq.ft. (165.3 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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