



Smiths
your property experts

Albany Street

Loughborough

- Traditional bay-fronted detached family home
- Situated within walking distance of the town centre
- Recently redecorated and well-maintained living space
- Open-plan kitchen/diner and a conservatory
- Lovely light-filled sitting room with a bay window
- Three good-sized bedrooms and a bathroom
- Lawned rear gardens with a south-west facing aspect
- Set behind a generous driveway and gravelled front garden

General Description

Smiths Property Experts are delighted to offer to the market this superb, traditional bay-fronted detached family home situated on a quiet residential street within walking distance of Loughborough town centre. The property has been well-maintained and recently redecorated, with new wooden internal doors. There is ample living space, with an open-plan kitchen/diner, a formal sitting room, and a conservatory that opens onto the south-west-facing gardens. With three generous bedrooms and a bathroom, along with parking to the front, this is a home which must be viewed to truly appreciate the quality and size of accommodation.





The Property

The property benefits from gas central heating, UPVC double glazing, and is entered via a front door into a spacious reception hall, with stairs leading to the first floor and doors to all ground-floor rooms. The sitting room is a naturally bright room, with a bay window to the front, laminate flooring, and coving. The kitchen/diner is the hub of the home, creating a sociable dining and entertaining space. The kitchen comprises a range of base and wall-mounted units, a gas hob, a double electric oven, and plumbing for a washing machine. A peninsula separates the dining area, with French doors opening into the conservatory, which provides further entertaining space and brings the garden into the home. To complete the ground floor, there is a WC.

The first-floor landing has doors to all rooms and access to the loft. The main bedroom has a bay window to the front and exposed floorboards. Bedroom two is another double room and overlooks the garden, and the third bedroom is a good-sized single. The bathroom is fitted with a three-piece suite comprising a bath with shower over, low-level WC, and a wash hand basin.



The Outside

A particular feature of the property is the outdoor space, with a driveway to the front providing ample off-road parking, a pathway to the front door, and a gravelled front garden. The rear garden is mainly laid to lawn with a south-west facing aspect which captures the afternoon and evening sun. There is a patio terrace, perfect for alfresco dining, and a timber summer house. There is fencing to all sides and the potential to create a vegetable garden.



The Location

The property is situated within walking distance of Loughborough town centre on an unadopted, quiet residential street, 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.

Property Information

EPC Rating: E.

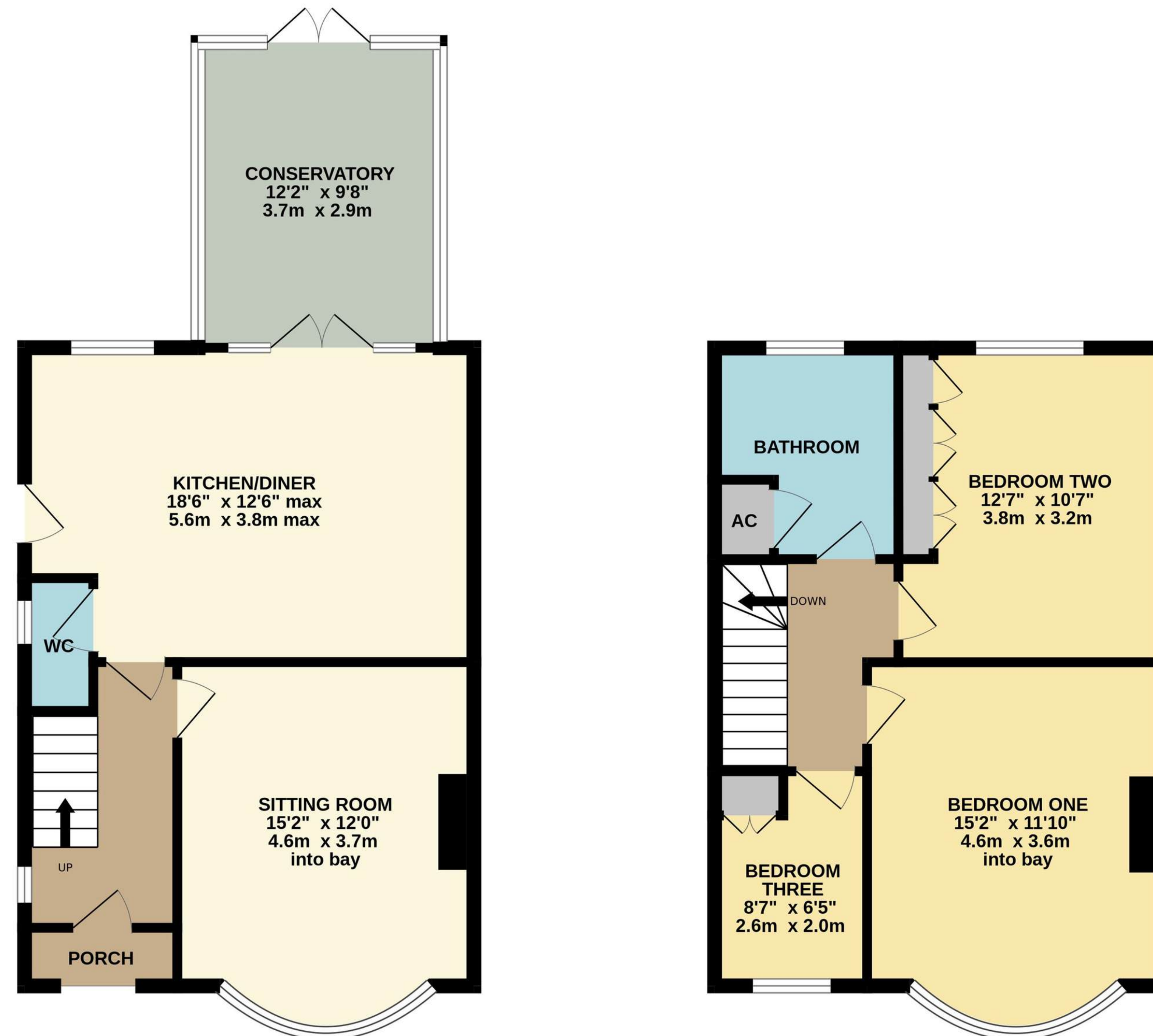
Tenure: Freehold. Council Tax Band: D.

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 : 1041 sq.ft. (96.7 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.
 Made with Metropix ©2026



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



