



Smiths
your property experts

Roundhill Way

Loughborough

- Immaculately presented mid-town house
- Well-positioned and secluded plot
- Fitted kitchen through to a light-filled conservatory
- Spacious sitting room with a hand-painted spiral staircase
- Two good-sized bedrooms and a Victorian-style bathroom
- Private driveway and a garage to the rear
- Low-maintenance rear gardens and a patio terrace
- Set in a popular residential area of Loughborough

General Description

Smiths Property Experts are pleased to offer to the market this exquisite two-bedroom mid-town house, stylishly presented and well-positioned in a secluded spot set back from the road.

The property has been thoughtfully modernised with a sleek fitted kitchen with integrated appliances, a wonderful bathroom with a Victorian twist, a log burning stove, a spiral staircase with hand-painted stairs and a private, west-facing garden complete with a garage. This is a fabulous home with unique styling, which demands an internal viewing to appreciate the accommodation on offer.





The Property

The property is immaculately presented and benefits from double glazing and a log burner. The property is entered via a front porch into the living room, which has oak flooring, a spiral staircase with a hand-painted leopard print design, exposed brick wallpaper and a door to the kitchen.

The kitchen is fitted with a range of base and wall units with work surfaces over, a gas hob and an electric oven, and an integrated fridge and freezer. The conservatory adds a further dimension with French doors which open onto the rear garden.

To the first floor, there is a spiral staircase with a metal handrail and balustrades, with pocket doors opening to each room. There are two well-proportioned double bedrooms, the principal bedroom having a built-in bed with storage beneath. Bedroom two boasts built-in wardrobes and an airing cupboard for further storage. The bathroom is a particular feature, with Victorian-style tiling, a freestanding bath with claw feet and a shower over, a wash hand basin and a low-level WC.

The Outside

Outside the property sits on a delightful, westerly facing plot which captures the afternoon sun on the back. The front garden has a picket fence and gate, with a pathway which meanders through a well-established shrub garden to the front door. The rear garden is relatively low maintenance, with a patio terrace with ample room for a dining set, a raised deck, outside power points and a rear gate. The driveway to the rear provides parking and access to the garage, which has an up-and-over door, power and lighting.





The Location

The property is well set back from the road at the end of a cul-de-sac on Roundhill Way within this popular residential area of Loughborough, being within convenient distance to the town centre and the university. Loughborough offers excellent transport links to major road networks as well as having a mainline train station, and benefits from amenities including public houses, restaurants, excellent local schooling, the beautiful Charnwood Forest and Booth Wood, which is on your doorstep.

Property Information

EPC Rating: C.

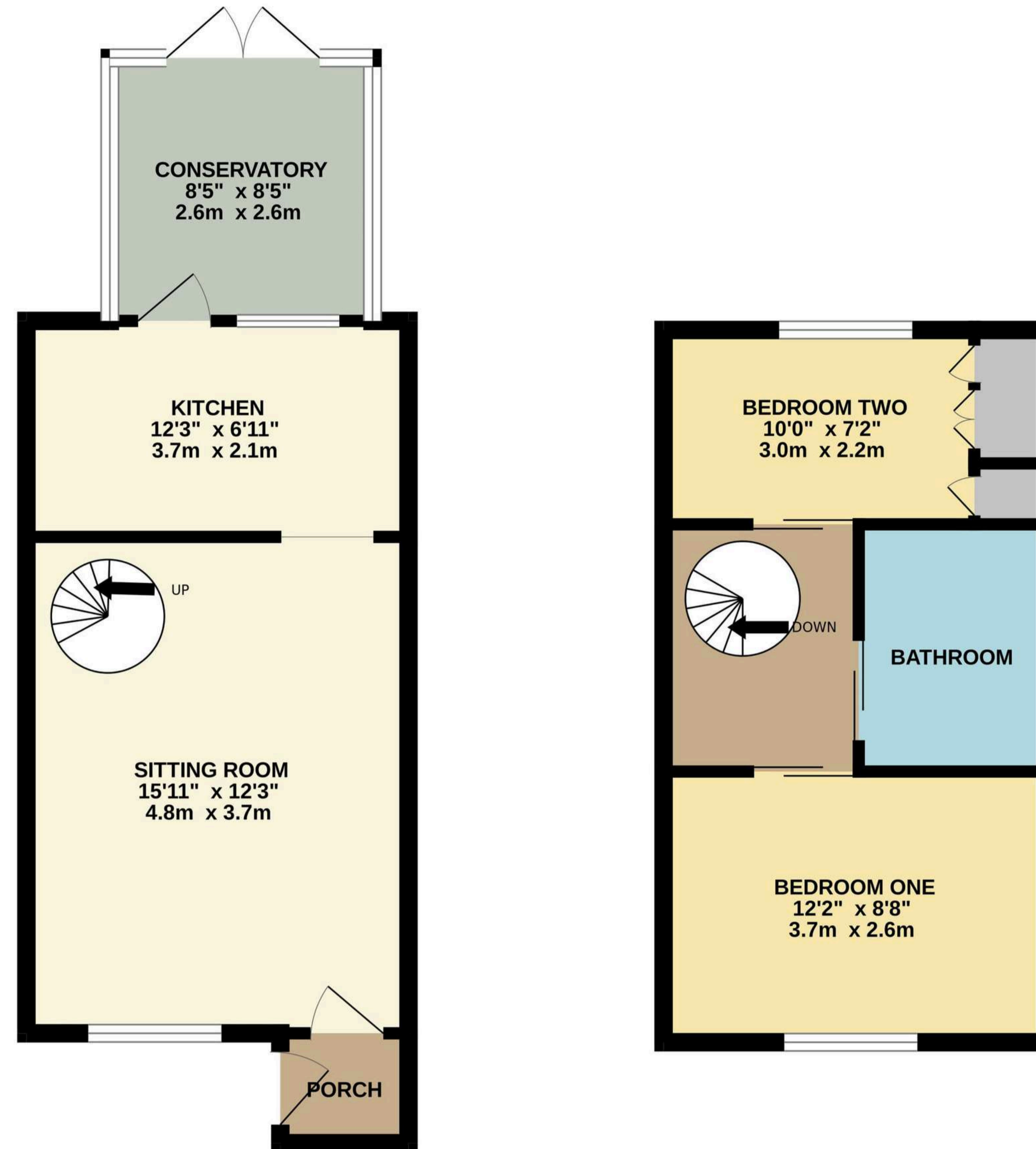
Council Tax Band: B.

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 : 645 sq.ft. (60.0 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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