



Smiths
your property experts

Tiverton Road

Loughborough

- No upward chain
- Superbly extended deatched family home
- Situated on the popular Forest side of Loughborough
- Light-filled kitchen/diner with direct garden access
- Spacious sitting room and a separate dining room
- Five good-sized bedrooms and two bathrooms
- Generous driveway and a useful garage
- Large private gardens and a timber shed

General Description

Smiths Property Experts are delighted to offer for sale with no upward chain this superbly extended and well-presented family home. Occupying a pleasant cul-de-sac position on the Forest side of Loughborough.

The property enjoys an abundance of living space, with three reception rooms, a kitchen/diner, and five good-sized bedrooms. The main bedroom benefits from an ensuite, and there is also a main bathroom. All sitting on a delightful plot with a south-easterly orientation, ample parking and a garage.





The Property

The property benefits from gas central heating and UPVC double glazing. The accommodation has been extended and is arranged over two floors. With an entrance porch opening into a spacious entrance hallway, and a ground floor cloaks/WC. There are three principal reception rooms: a light-filled sitting room with a picture window overlooking the front and a feature gas fireplace, a formal dining room, and a versatile third reception room which would make a lovely snug/study. The kitchen/diner provides a central point, with a range of base and wall units, and patio doors to the rear gardens.

The first-floor landing gives way to five good-sized bedrooms, the main bedroom having a dual aspect and built-in wardrobes, with an ensuite shower room and a walk-in shower. There is also a main bathroom, with a three-piece suite and a shower over the bath.

The Outside

A particular feature of the property is the outdoor space, with the property occupying a somewhat elevated position which affords views to the front over the Charnwood Forest. There is a driveway to the front providing ample parking and access to the garage, with an electric roller door. There is side gated access to the rear, which enjoys a private, south-easterly orientation. A patio terrace is a perfect space for alfresco dining, and the lawn is well laid out, with fencing to all sides and a timber garden shed.





The Location

The property occupies a position on Tiverton Road, a favoured location on the Forest side of Loughborough, with Countryside walks over the Outwoods and beyond on the doorstep. There are several well-regarded primary and secondary schools within easy walking distance.

Loughborough town centre is a five-minute drive away and commuting out of Loughborough with the M1 motorway network at Junction 23 is just a short distance away. Loughborough has a wide array of shopping facilities, supermarkets and schooling, with the renowned University being on the doorstep. There is a train station, and the nearby A6 road provides convenient access to Loughborough and Leicester.

Property Information

EPC Rating: D.

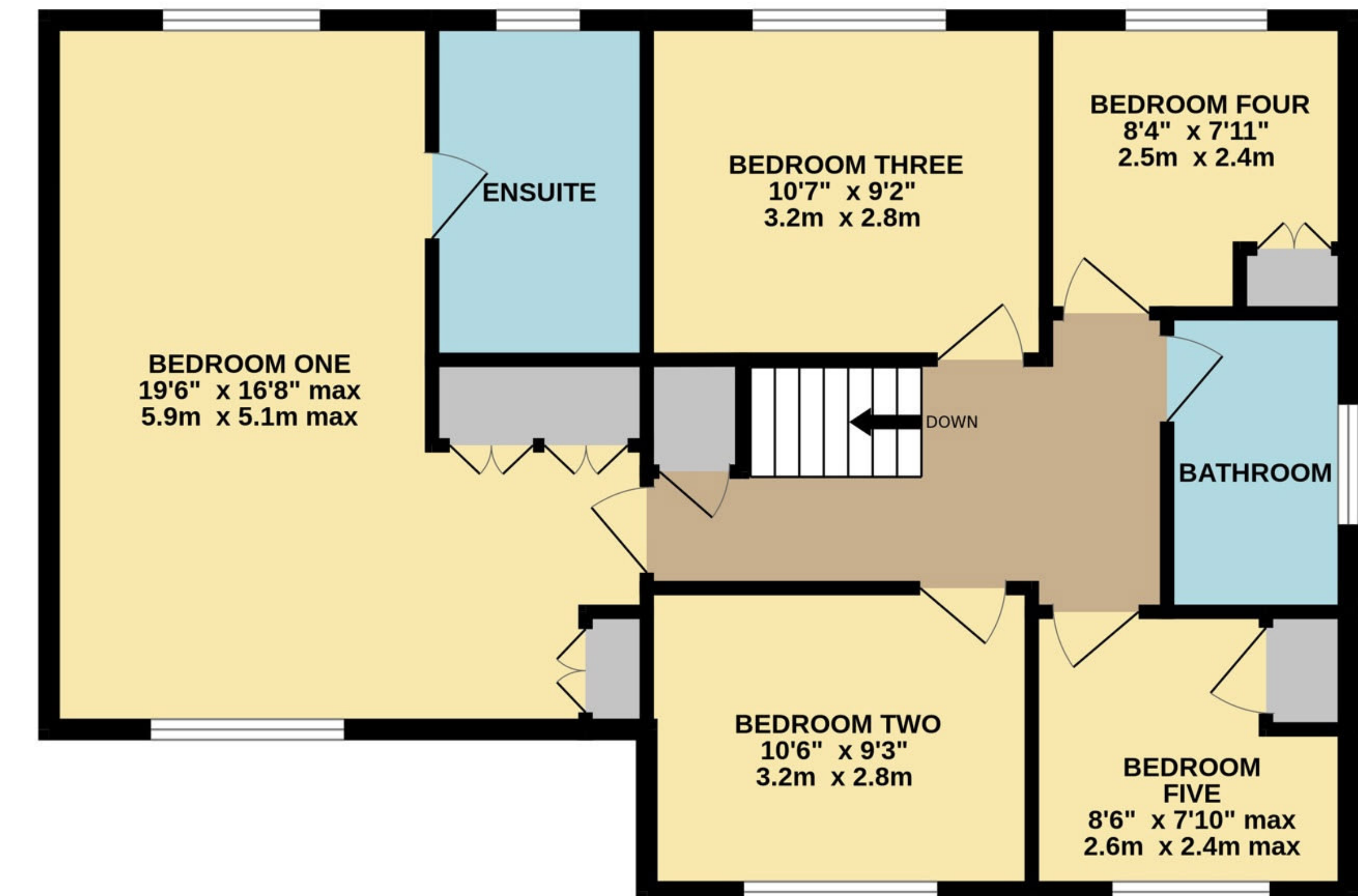
Tenure: Freehold. Council Tax Band: E.

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 : 1693 sq.ft. (157.3 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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