



Smiths
your property experts

Rydal Avenue

Loughborough

- Well-presented semi-detached family home
- Located in the desirable Forest Side of Loughborough
- Deceptively spacious accommodation over three floors
- Four good-sized bedrooms and a family bathroom
- Fitted kitchen and a living through to a dining room
- Lovely conservatory with views over the garden
- Ample parking with a driveway and a side carport
- Thoughtfully designed and tranquil rear gardens



General Description

Smiths Property Experts are delighted to present this well-presented four-bedroom semi-detached home to the market, arranged over three floors and located in the highly desirable Forest Side of Loughborough. This property offers stunning views across the forest and is within the catchment area for Holywell Primary School, as well as being a short walking distance from the University.

This spacious property combines modern comforts with a prime location. Featuring uPVC double glazing and gas central heating, the accommodation comprises an entrance hall and a living room, which leads through to a dining room. The conservatory brings the garden into the home, and there is a fitted kitchen. On the first and second floors, there are four bedrooms and a bathroom. Outside, there is ample parking, including a driveway and carport, and to the rear, a delightful garden.





The Property

The property offers deceptively spacious accommodation and is presented in excellent decorative order, having been recently redecorated. The home welcomes you with a bright entrance hall, with stairs that lead to the first floor.

A generously sized living/dining room, ideal for both family life and entertaining, features a window to the front, oak veneer flooring, and sliding doors that open to a conservatory. This well-proportioned room provides additional living space and offers tranquil views over the rear garden.

The fitted kitchen provides ample storage and functionality for everyday living, with space for appliances. On the first floor, there are three well-proportioned bedrooms and a family bathroom. On the second floor, a further bedroom is located, complete with storage. The bedrooms offer flexible accommodation for families, guests, or as home office space.

The Outside

Externally, the home boasts a driveway with ample off-road parking, a small garden, and side access to a carport. The rear garden is a true retreat, thoughtfully designed to provide a space for enjoying and connecting with nature. It features a patio area, decking space ideal for soaking up the sun, and two ponds that attract birds and other garden visitors. A large timber framed garage/workshop with power and lighting provides additional storage or workspace.





The Location

Occupying a position within this cul-de-sac on the Forest side of Loughborough, the property is located in the catchment area for Holywell Primary School and is within easy walking distance of Loughborough University. There is a parade of shops within a three-minute walk of the property, including an independent coffee shop, a convenience store, a pharmacy, and a hair salon.

The town centre offers a range of shopping facilities, supermarkets, and amenities. There is a train station with direct lines to Nottingham, Leicester, and London St Pancras. The A6 road network provides convenient vehicular access to Leicester.

Property Information

EPC Rating: C.

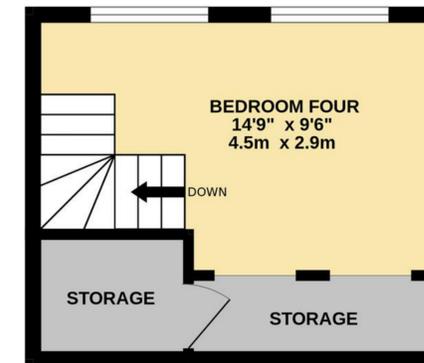
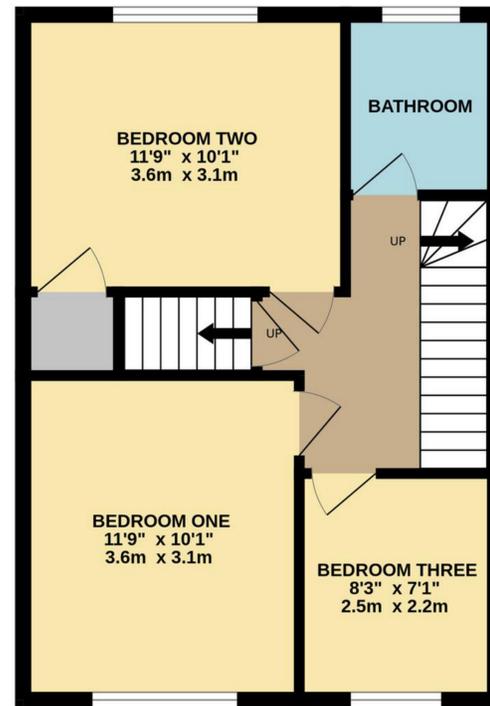
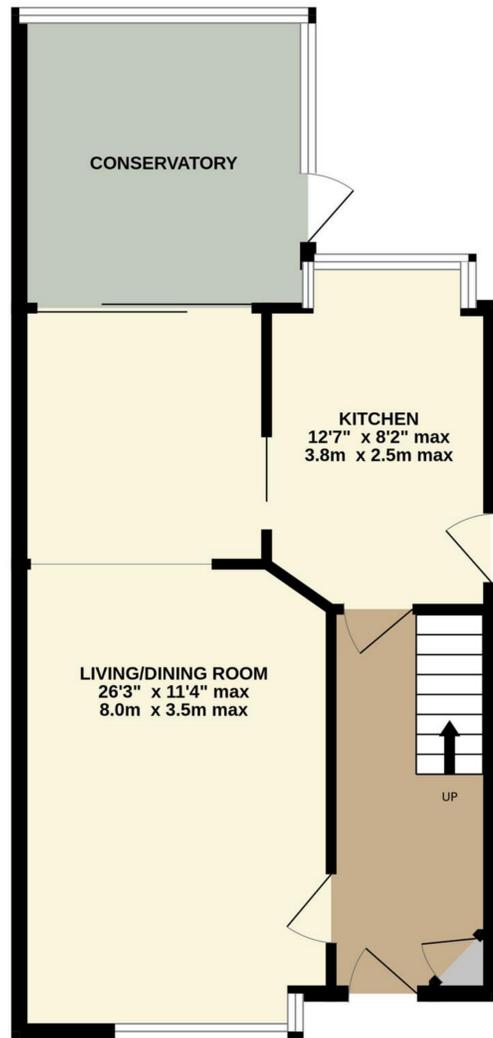
Tenure: Freehold. Council Tax Band: C.

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 : 1175 sq.ft. (109.1 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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