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Cropston Avenue

Loughborough

- No upward chain
- Well-maintained detached family home
- Light-filled sitting room with a feature fireplace
- Lovely, fitted kitchen and a useful pantry
- Spacious conservatory and a separate dining room
- Four well-proportioned bedrooms and a shower room
- Generous driveway and a single garage
- Beautiful westerly-facing garden and a summer house

General Description

Smiths Property Experts are delighted to offer with no upward chain this deceptively spacious and well-maintained detached family home, occupying a delightful cul-de-sac position and enjoying a splendid westerly facing rear garden.

The property offers well-laid-out and versatile space boasting four well-proportioned bedrooms, two reception rooms, a conservatory, a fitted kitchen with a useful pantry and a WC.





The Property

This super family home benefits from gas central heating, UPVC double glazing and has been exceptionally well maintained by the present owner. The accommodation is entered via a front door into a welcoming reception hallway. The sitting room is a naturally light room with a window to the front, stairs off to the first floor, and a feature fireplace with a marble hearth.

The second reception room is perfect for a dining room or family living space, and the conservatory has fitted blinds and opens beautifully onto the rear garden. The kitchen is fitted with a comprehensive range of base and wall units, with an electric hob and oven, one and a half sinks, space and plumbing for a washing machine and a dishwasher. A rear lobby opens to a pantry useful for storage and a ground-floor WC.

To the first floor, there are four well-proportioned bedrooms, three of which are doubles, and a shower room which has a modern three-piece suite.

The Outside

The property occupies a lovely plot, with a driveway to the front providing ample parking and access to the garage with an electric door.

The rear garden is a particular feature, with a westerly-facing aspect making the most of the afternoon sun. There is a variety of shrubs and plants, with a mature lawn, and a timber summer house. The garden is fenced to boundaries and enjoys a private backdrop of woodlands at the rear.





The Location

The property is situated within a quiet residential cul-de-sac, occupying a position set back from the road and being within convenient distance to the town centre, bus stop and skylink. 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, and the beautiful Charnwood Forest, including Bradgate Park, which is on your doorstep.

Property Information

EPC Rating: C.

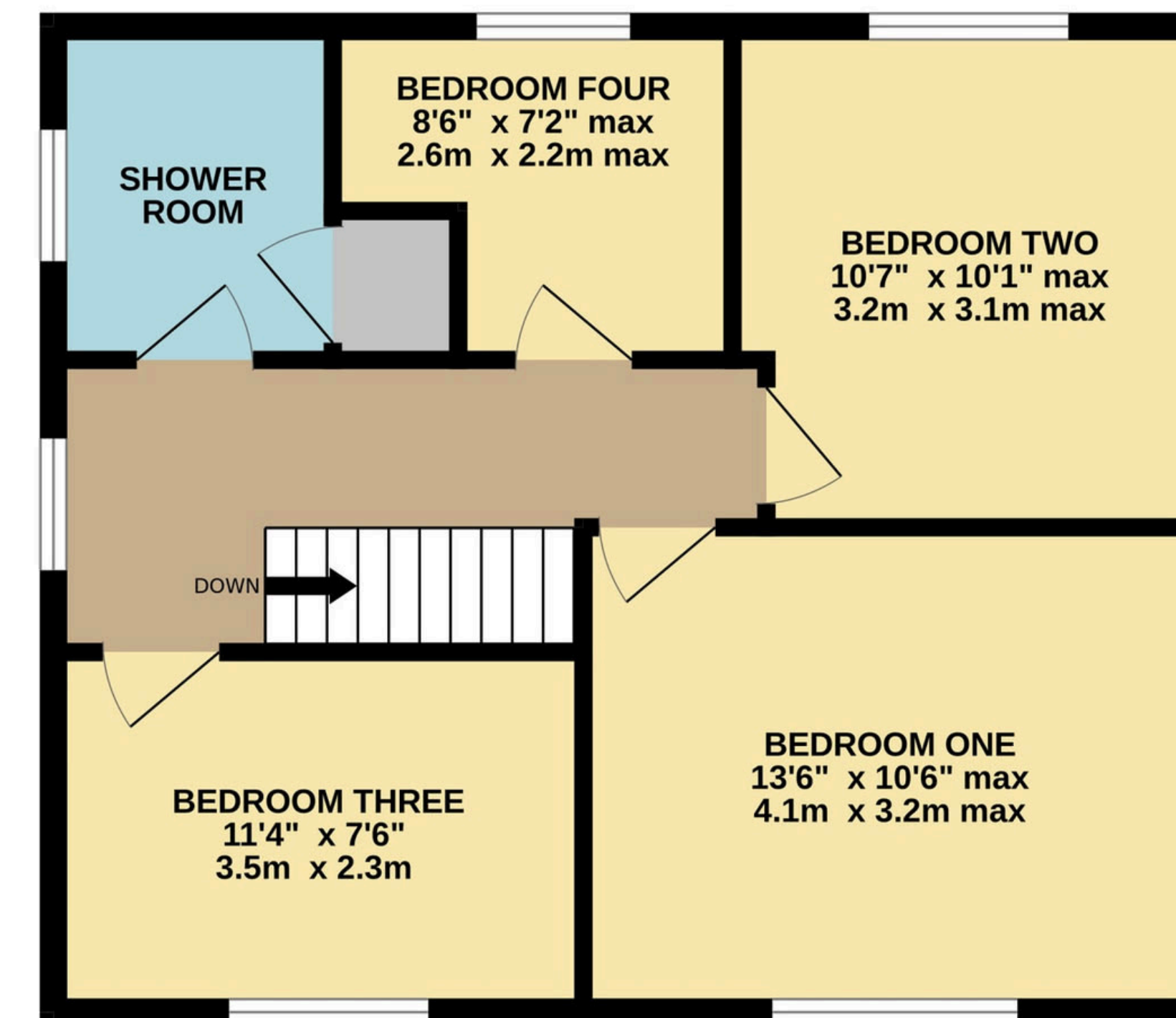
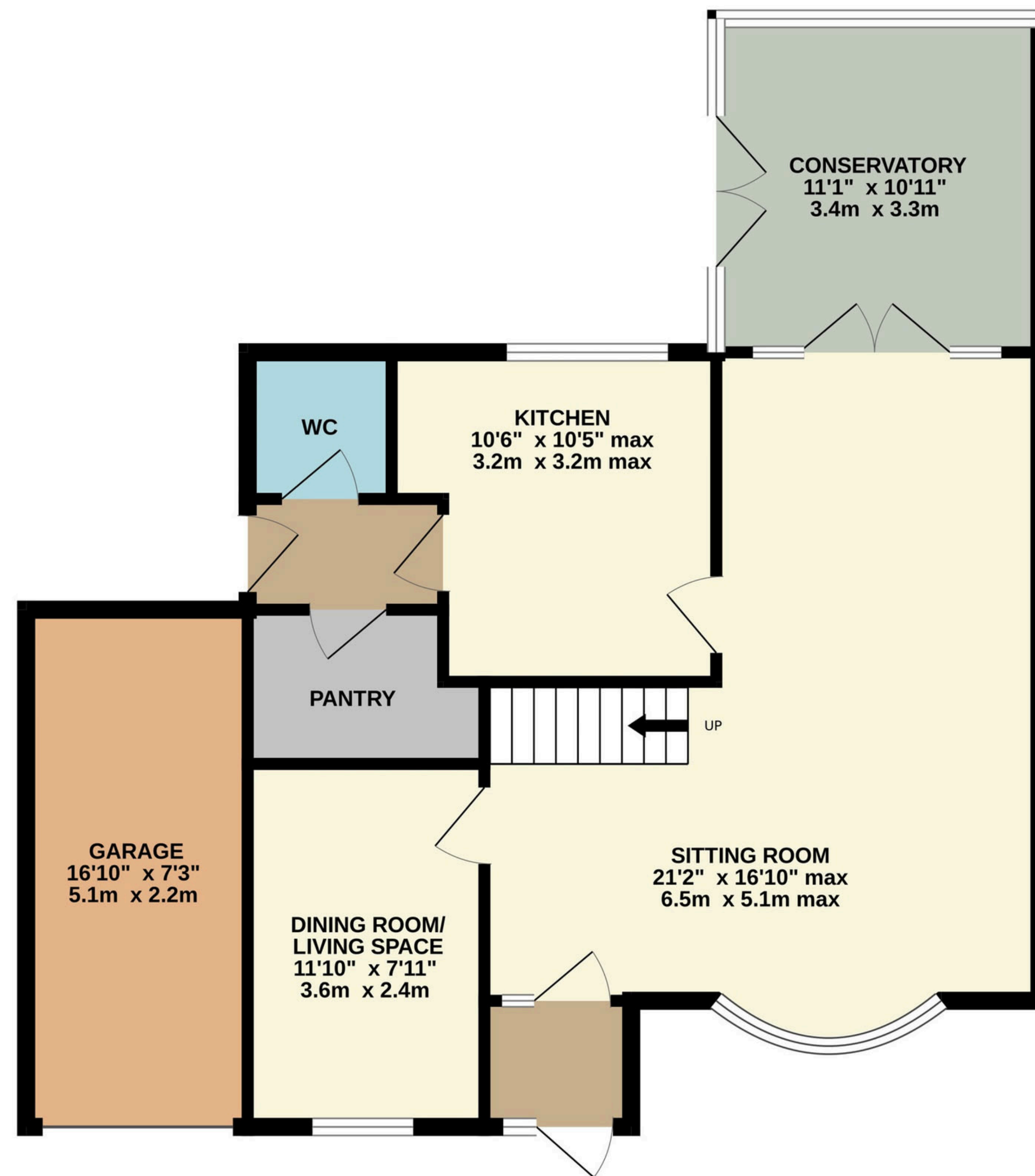
Tenure: Freehold. Council Tax Band: D.

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 : 1362 sq.ft. (126.5 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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