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FOR SALE

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# Cropston Avenue

Loughborough

- No upward chain
- Beautifully extended detached bungalow
- Situated in a quiet residential cul-de-sac
- Light-filled shaker-style breakfast kitchen
- Three good-sized bedrooms and a refitted en-suite
- Bathroom thoughtfully adapted with accessibility in mind
- Private driveway and access to a double garage
- Beautiful wrap-around gardens and a useful patio terrace

## General Description

Smiths Property Experts welcome to the market, with no upward chain, this beautifully extended, three-bedroom detached bungalow, which occupies a delightful plot in this sought-after residential area of Loughborough. Decorated with neutral colours throughout to offer a light and airy feel, the property is presented in excellent condition.

Occupying a spacious plot and benefitting from a light-filled breakfast kitchen, an L-shaped sitting/dining room, a double garage and gardens to all sides. A viewing is considered essential to appreciate the accommodation on offer.





## The Property

The property is offered for sale in superb decorative order, and benefits from gas central heating and double glazing. A front porch opens through to a welcoming hallway, which has been recently re-carpeted.

The L-shaped sitting/dining room provides a comfortable living space, with clearly defined living and dining areas. A light-filled shake-style breakfast kitchen is fitted with a range of solid wood units, with an integrated electric oven and grill, a gas hob with extractor and a rear lobby providing additional storage space or a potting shed.

There are three good-sized double bedrooms, the main bedroom benefits from a beautifully appointed and recently refitted ensuite shower room with a walk-in shower enclosure. The main bathroom has been adapted with an accessible shower with concertina doors, along with a further shower enclosure, wc and vanity wash hand basin.

## The Outside

Outside, the property occupies a sizeable plot with a driveway to the front providing ample parking and access to a double garage. The garage offers scope for alteration or adaptation to become part of the living space.

The side garden is mainly laid to lawn, with well-stocked and established flower borders, a variety of shrubs, plants and trees. There is a useful patio terrace to the rear with a further low-maintenance gravelled space. The gardens are fenced and walled within boundaries.





## The Location

The property is situated at the top of this quiet residential cul-de-sac, holding a prominent 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, is on your doorstep.

## Property Information

EPC Rating: D.

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: 1297 sq.ft. (120.5 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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