



Smiths
your property experts

Avon Vale Road

Loughborough

- Beautifully presented semi-detached family home
- Situated in a quiet and established residential location
- Open-plan kitchen/diner and a utility room
- Light-filled sitting room with a gas fire
- Three good-sized bedrooms and a refitted bathroom
- Set back from the road behind a generous driveway
- Delightful south-west facing rear gardens
- Convenient access to the town centre and the A6

General Description

Smiths Property Experts welcome to the market this beautifully presented and extended three-bedroom semi-detached home, situated within easy walking distance of Loughborough town centre and the A6.

The property has been improved by the current owner, including a refitted kitchen and bathroom, new dark oak internal doors throughout, new carpets fitted to the first floor and a new glazed balustrade on the staircase. The living space is immaculate, bright, and airy, and the rear garden enjoys a south-west facing aspect.

With a private driveway providing generous off-road parking and delightful low-maintenance front gardens, the property is set back from the road with an attractive, well-maintained frontage.





The Property

Entered via a composite front door into a porch, with a modern refitted ground-floor WC, and a hallway with stairs rising to the first floor. The sitting room has a box bay window to the front and a living flame gas fire with a marble surround.

The open-plan kitchen/diner provides day-to-day living space perfect for modern family life. The kitchen is fitted with a range of contemporary units, wooden work surfaces, and a ceramic sink. The integrated appliances include an electric oven, a microwave, a warming drawer, a dishwasher and an induction hob with an extractor hood. The dining area has sliding doors concealing a media area with shelving, further storage and convenient bi-folding doors leading straight to the rear garden. There is a superb utility room providing further storage, an integrated fridge and separate freezer, as well as space for both a washing machine and a tumble dryer.

The first-floor landing leads to three good-sized bedrooms and a contemporary bathroom. The main bedroom benefits from a range of fitted furniture.

The Outside

Outside, the property is set back from the road behind low-maintenance gardens and a generous private driveway providing ample off-road parking. Side gates lead to a useful storage and bin area.

The rear garden enjoys a south-west facing aspect, making the most of the afternoon sun. There is a patio terrace with a gravel path that meanders through well-stocked exotic plants and flower beds. There is a garden shed and a summer house, both with power and lighting, as well as a greenhouse.





The Location

The property is situated in a quiet residential location, with convenient access to the town centre and a bus stop with services including the 'skylink' bus (providing access to East Midlands Airport). Loughborough offers excellent transport links to major road networks, a mainline train station, and benefits from amenities including public houses, restaurants, and excellent local schooling. There is a lovely local walk around Charnwood Water, and the beautiful Charnwood Forest countryside is on your doorstep.

Property Information

EPC Rating: C.

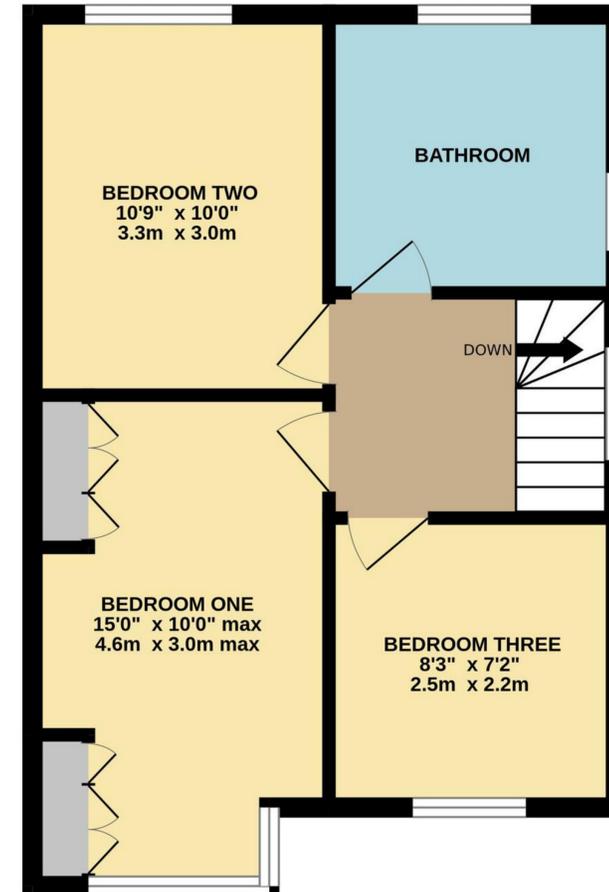
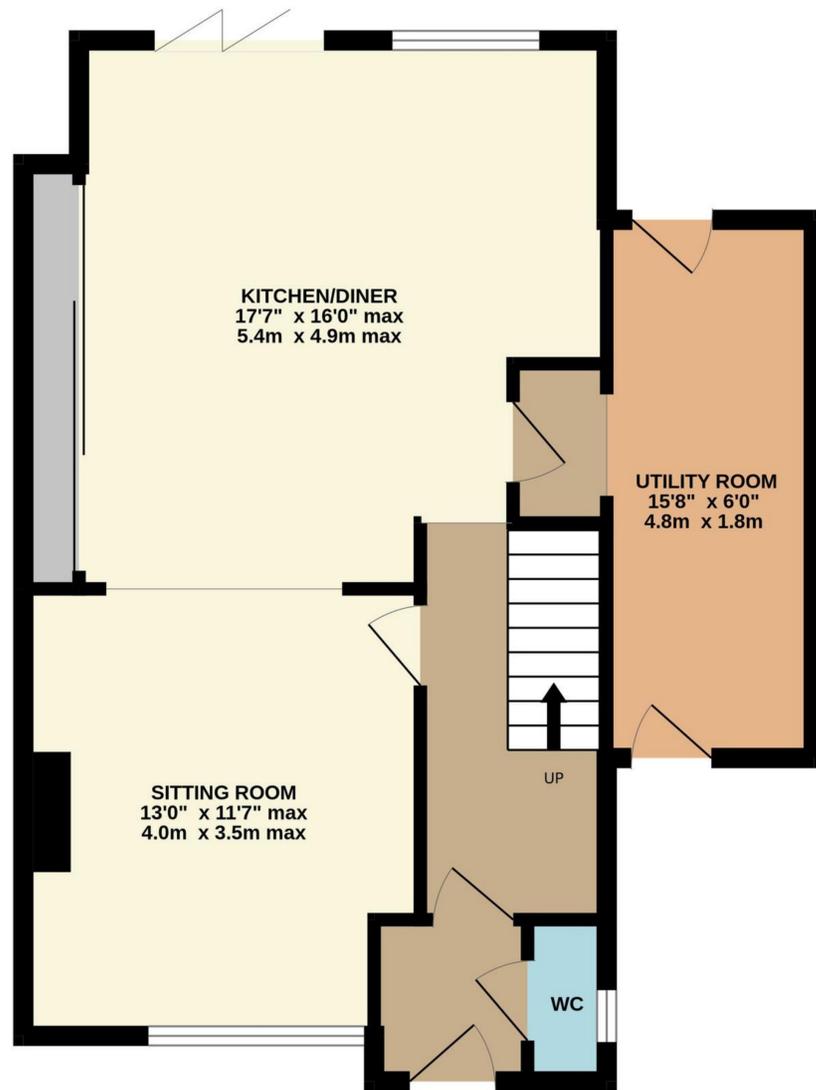
Tenure: Freehold. Council Tax Band: C.

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 : 994 sq.ft. (92.3 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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