Smiths

your property experts

Castledine Street

Loughborough

- Unique and thoughtfully extended detached bungalow
- Set on a private and secluded road
- Four light-filled and spacious reception rooms
- Four good-sized bedrooms and a bathroom
- WC and wash hand basin allow for easy conversion to an ensuite
- Beautiful south-facing gardens and a summer house
- Useful garage and a carport
- Within walking distance to Loughborough schools foundation



General Description

Smiths Property Experts are delighted to offer for sale this individually designed and thoughtfully extended detached bungalow, occupying a corner position in one of the town's most favoured locations. The property has been in the same family for over 50 years and offers approximately 2,035 square feet of spacious accommodation, which has been altered and adapted to now offer the potential for multi-generational living.

Arranged over two floors, there are four reception areas, four good-sized bedrooms, a spacious kitchen and utility areas, along with a fabulous outdoor space including ample parking, a garage and a wonderful, south-facing garden. A rare visitor to the market, and in such a superb location, this property demands an internal inspection to truly appreciate.











The Property

The property benefits from double glazing and gas central heating, with the main entrance being positioned on Castledine Street. The fabulous central reception hallway has herringbone flooring, stairs off to the first floor, and doors leading off to all ground floor rooms. A spacious living room is a naturally bright room, with a picture window overlooking the garden and an open fire, with an archway through to the sitting room, and patio doors to the garden.

There is a more formal dining room, which provides a walk-through area to the kitchen, which is fitted with a range of high-quality base and wall units with tiled work surfaces, integrated appliances including a dishwasher and double oven, and a useful pantry under the stairs. There is a spacious utility room, which has the potential to be used as a second kitchen, with a rear lobby providing further storage and doors to the side. The principal bedroom is on the ground floor, and has been extended to provide an exquisite space, with a dressing area and an array of built-in wardrobes. To complete the ground floor, there is a recently replaced bathroom, beautifully appointed with a luxurious four-piece suite, a jacuzzi bath and a further separate WC.

The first-floor landing gives way to three well-proportioned double bedrooms, each having been recently redecorated with replacement carpets, a separate WC, and providing what could easily be used as a self-contained living space.









The Outside

A particular feature of the property is the outdoor space, with a driveway, a carport and a garage providing ample parking. There is rear and side access to the front, with a patio terrace providing space to relax and dine in the south-facing garden. There is an immaculate lawn with established borders, a variety of plants and shrubs, a rockery, a timber summer house and a greenhouse. There is fencing and hedging along the boundaries.

The Location

The property is situated within walking distance of Loughborough town centre on a private residential street with residents-only parking, conveniently positioned close to a wide range of shopping facilities, supermarkets, pubs, and eateries. There is also great access to endowed schooling. There is a train station within walking distance, with direct lines to Leicester, Nottingham, and London, as well as easy access to excellent road networks, including the A6 and M1 motorway.

Property Information

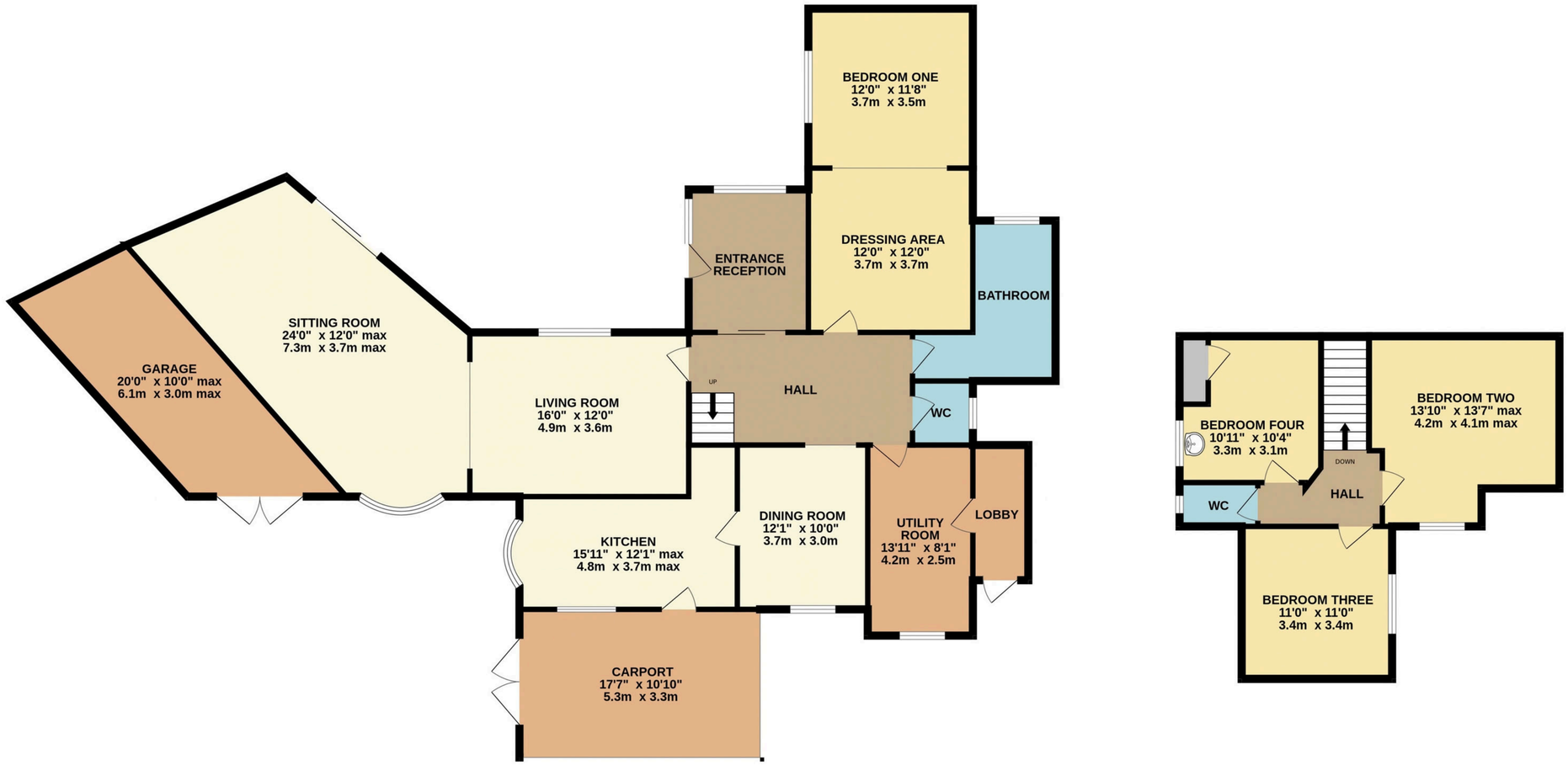
EPC Rating: D.

Tenure: Freehold. Council Tax Band: F.

Local Authority: Charonwood 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 : 2417 sq.ft. (224.6 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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