



Smiths
your property experts

Haddon Way

Loughborough

- Beautifully upgraded and extended family home
- Open-plan 'living' kitchen with direct garden access
- Lovely spacious sitting room
- Useful utility and a downstairs WC
- Four double bedrooms and three bathrooms
- Delightful south-westerly facing rear gardens
- Driveway to the front and access to a garage
- Situated on the popular Fairmeadows estate

General Description

Smiths Property Experts are delighted to bring to the market this exceptional family home, which has undergone significant extension, alteration and improvement over recent years to offer beautiful, high-quality accommodation, ideal for a family looking for sizeable living and bedroom space.

With a wonderful open-plan 'living' kitchen and a separate sitting room, the ground floor has plenty of space for daily family life. There are four double bedrooms, three bathrooms and a delightful south-westerly facing garden. This property demands an internal viewing to truly appreciate the quality and size of the accommodation on offer.





The Property

This fabulous family home has been skilfully and thoughtfully extended and adapted to now provide generous accommodation arranged over three floors. The current vendors have improved the property beyond recognition from its original state, with benefits including gas central heating with a replaced boiler, and UPVC double glazing.

A spacious hallway opens through to the sitting room, which provides a lovely space for relaxing. The open-plan 'living' kitchen is fitted with a range of base and wall units and integrated appliances. There are patio doors that lead to the garden and roof lanterns flooding the space with natural light. To complete the ground floor, there is a useful utility room and WC.

The upper floors boast four double bedrooms split over the first and second floors, the principal bedroom having fitted wardrobes and an ensuite. Bedroom three also boasts an ensuite, and finally there is the main bathroom.

The Outside

Outside, the property occupies a delightful, south-westerly facing plot which makes the most of the afternoon and evening sun. There is a driveway to the front providing parking and access to the garage.

To the rear, the garden has been landscaped with a decked seating terrace, a stoned patio, and shaped lawns. There are well-stocked and established borders, and trees provide the perfect canopy for shade. With fencing to boundaries and gated side access.





The Location

Situated on the popular Fairmeadows estate in Loughborough, the property falls within the catchment area of Outwoods Edge primary school and Woodbrook Vale secondary school. Loughborough is known for its renowned university, and the town centre offers an array of shops and amenities, including numerous independent local businesses such as coffee shops and eateries. Additionally, there are superb sporting facilities, a convenient train station with direct links to London St Pancras, and excellent road links, including the A6 and M1, which provide convenient access to Leicester, Nottingham, and further afield.

Property Information

EPC Rating: C.

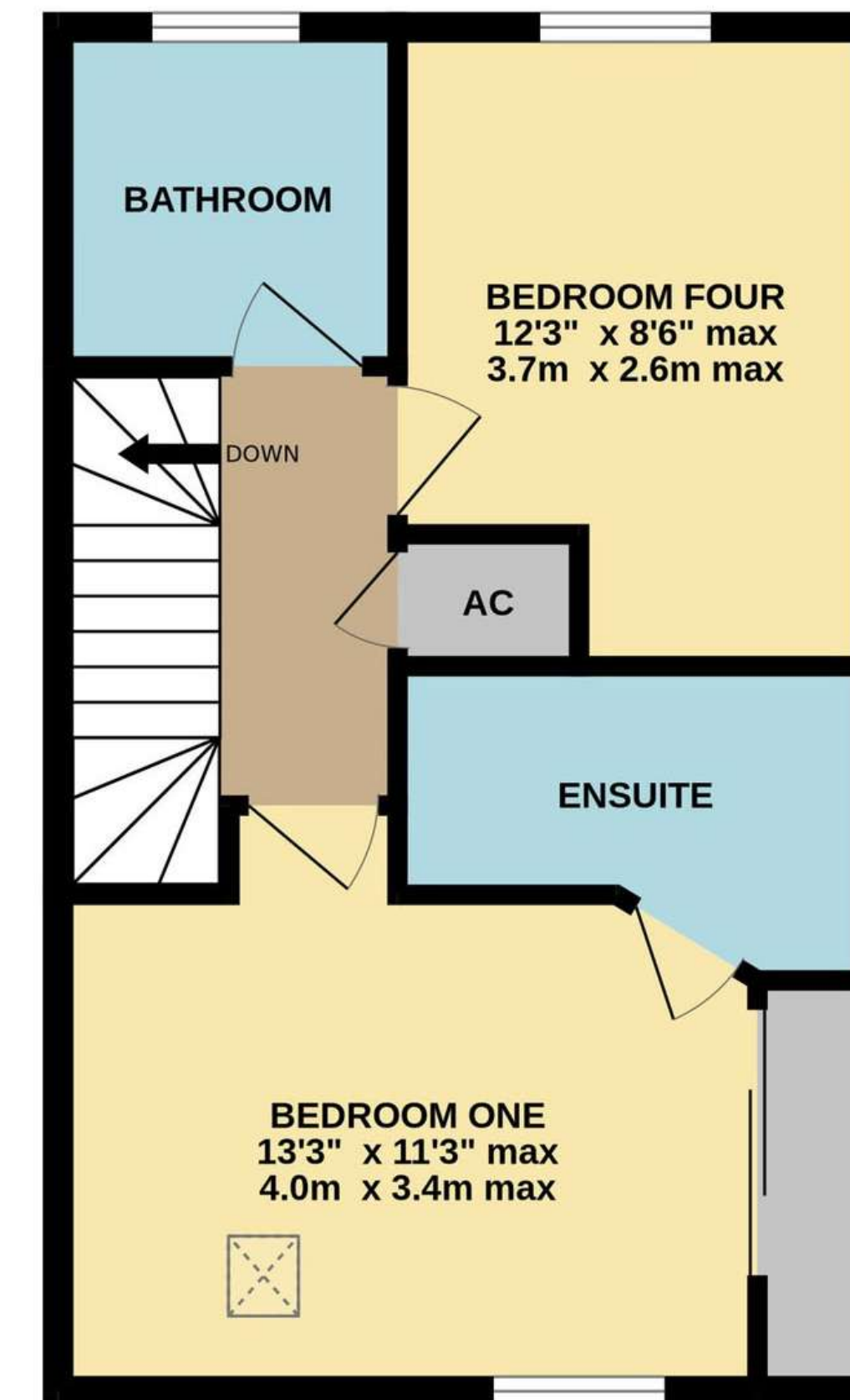
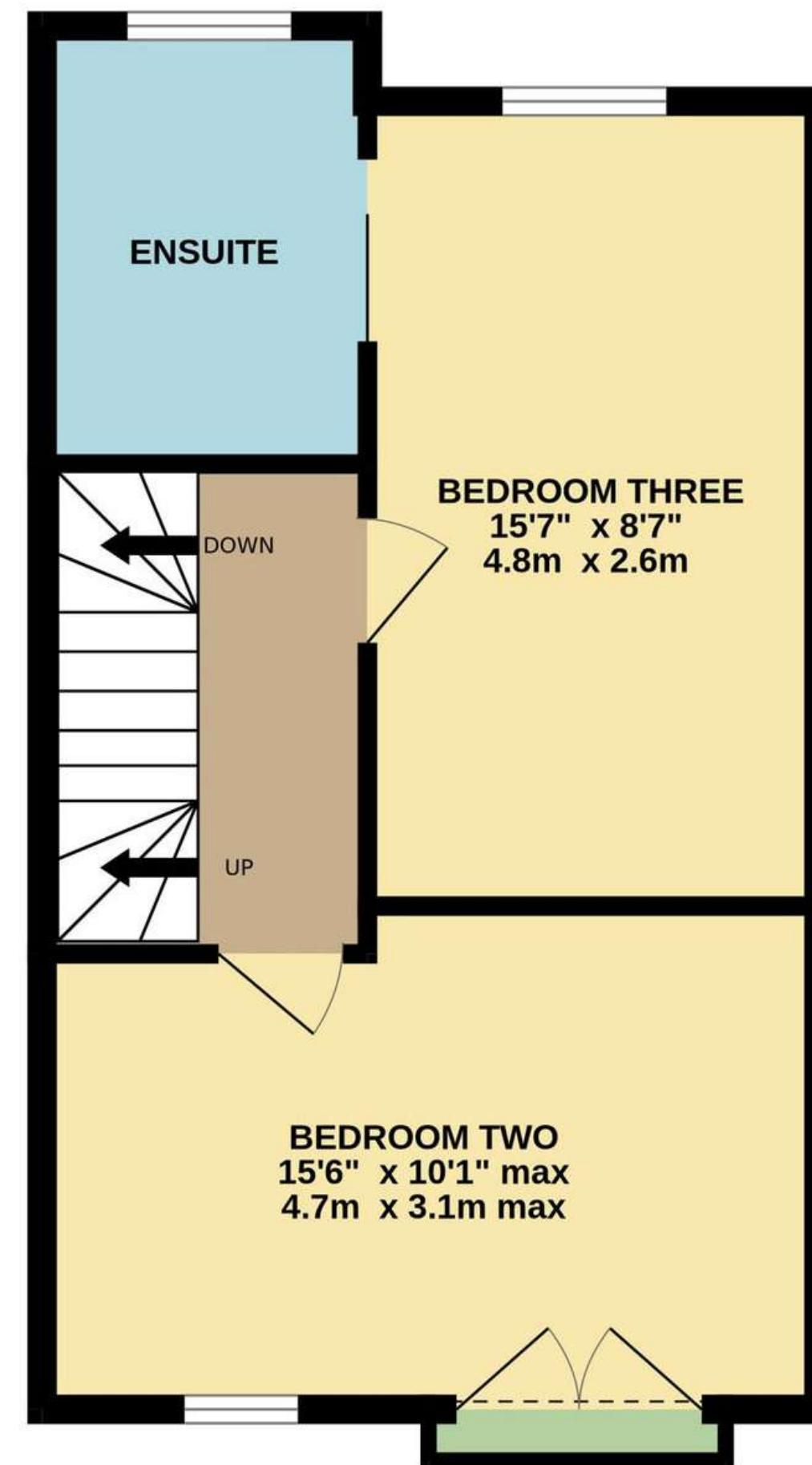
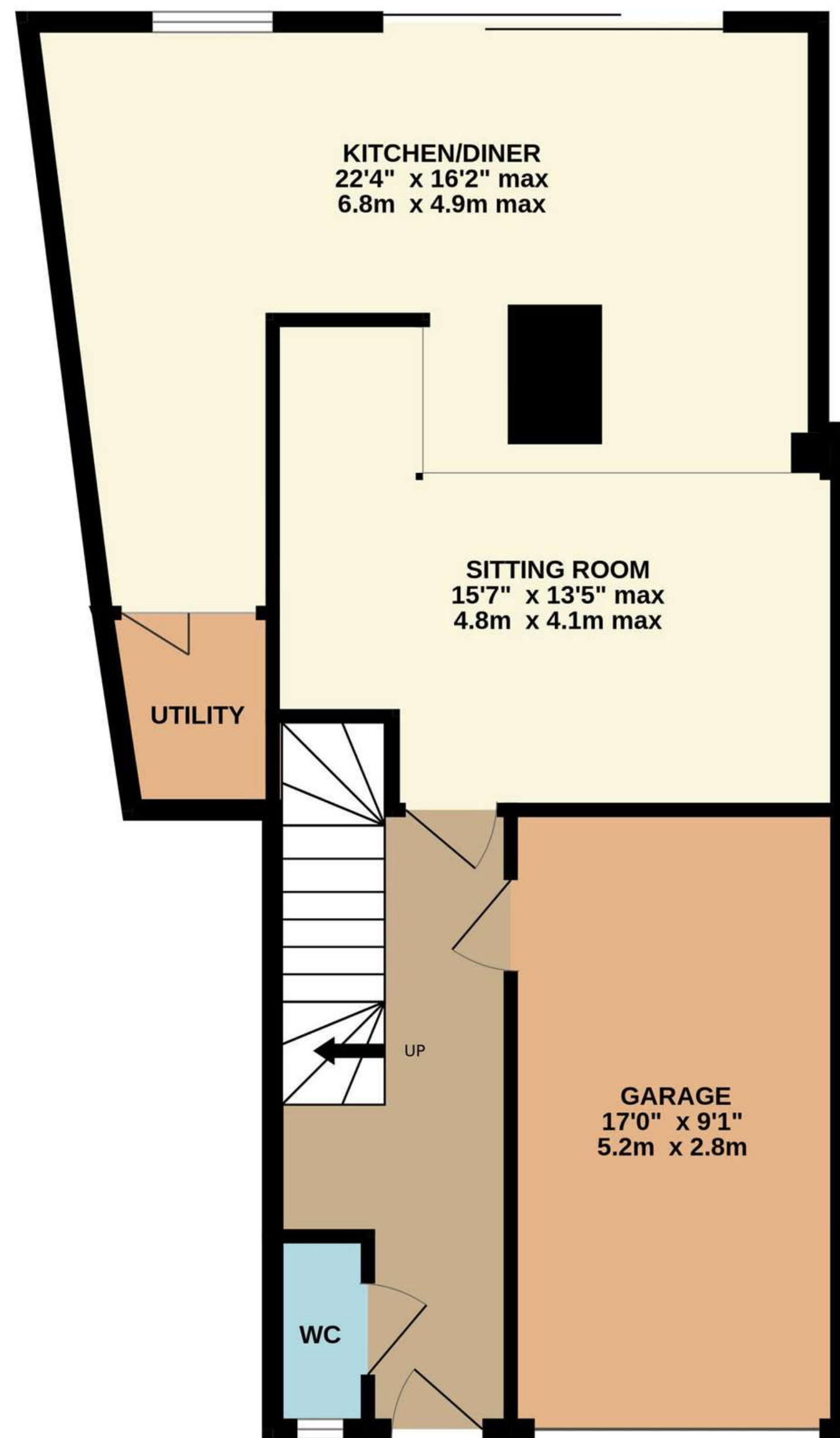
Tenure: Freehold. Council Tax Band: D.

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 : 1527 sq.ft. (141.8 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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