



Smiths
your property experts

Belton Road

Loughborough

- No upward chain
- Spacious mid-townhouse
- Light-filled sitting room with an electric fireplace
- Fitted kitchen/diner and a useful WC
- Three good-sized bedrooms and a bathroom
- Sizeable plot set behind a driveway to the front
- Lovely rear gardens and a brick outbuilding
- Easy access to Loughborough town centre

General Description

Smiths Property Experts are pleased to offer for sale, with no upward chain, this spacious three-bedroom mid-town house, which presents an opportunity for general improvements and cosmetic upgrades.

The property benefits from gas central heating and double glazing, with a lovely plot and parking to the front. A great opportunity for a new owner to put their own stamp on this and make it their own home. There was also a new roof fitted in 2020/2021.





The Property

The property offers generously proportioned accommodation arranged over two floors and is entered via a front door into the reception hallway, with some wood panelling, stairs off to the first floor, and doors to ground floor rooms. The sitting room is a naturally bright room with windows to the front and rear and boasts a feature electric fireplace. The kitchen/diner has vinyl flooring, a range of base and wall units, space for a gas cooker and fridge freezer, along with plumbing for a washing machine. A rear lobby leads to the garden and has a ground-floor WC.

The first-floor landing gives way to three good-sized bedrooms, one of which has a built-in cupboard, the boiler, which was installed in 2021 and has been fully serviced with four new upgraded radiators fitted in 2025, and the bathroom, which has a three-piece suite.

The Outside

The property occupies a sizeable plot, with a garden and driveway to the front, with railed fencing. The rear garden has a patio seating terrace, which is mainly laid to lawn with a rockery and a tree, a useful outdoor brick store, and a timber garden shed.





The Location

The property is situated within walking distance of Loughborough town centre and conveniently close to a wide range of shopping facilities, supermarkets, pubs, and eateries, as well as primary and secondary 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.

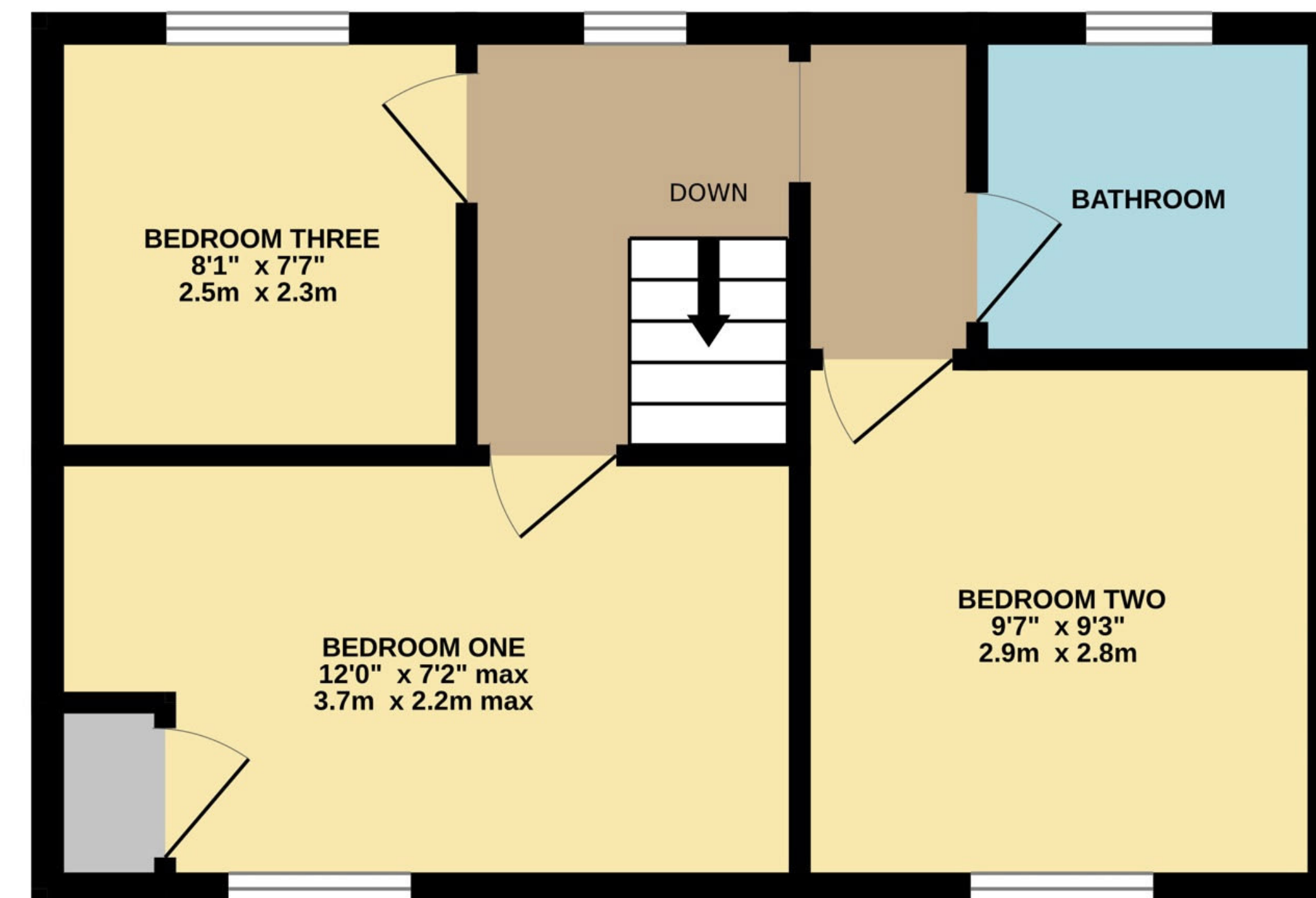
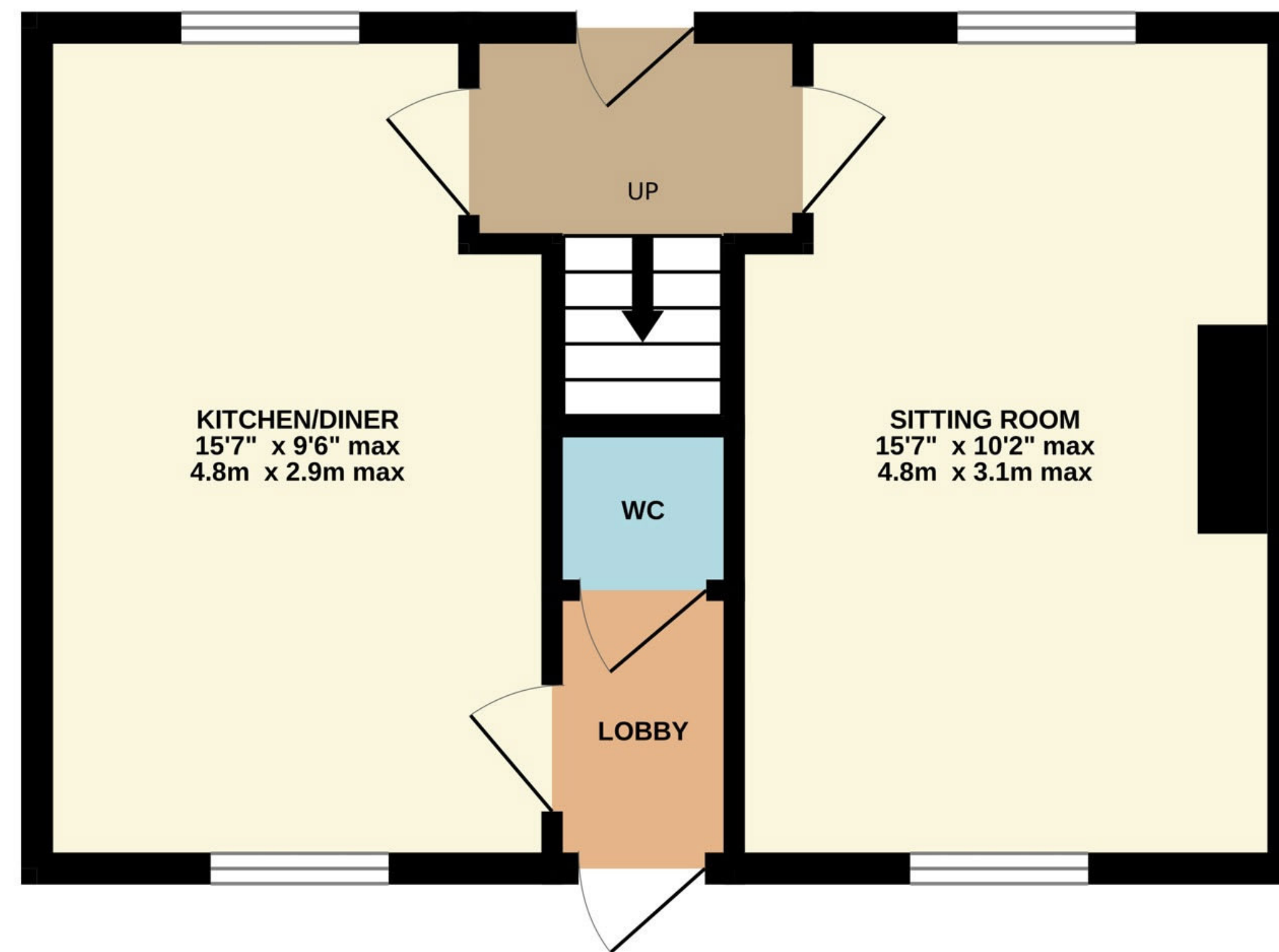
Tenure: Freehold. Council Tax Band: B.

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 : 708 sq.ft. (65.8 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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