Smiths

your property experts

# Park Road

## Loughborough

- Traditional 1930s semi-detached home
- Refitted kitchen with a range of base and wall units
- Light-filled sitting room with an original fireplace
- Spacious dining room with direct garden access
- Three bedrooms (two doubles) and a bathroom
- Super position on Park Road set behind a driveway
- Spacious south-facing gardens and a lovely patio terrace
- Convenient access to the town centre

## General Description

Smiths Property Experts are delighted to offer this traditional 1930s bay-fronted semi-detached home, occupying a super position on Park Road, and having a delightful south-facing rear garden.

The property has been superbly maintained by the current owners, boasting a fitted kitchen, two formal reception rooms, three bedrooms and a bathroom. With UPVC double glazing and gas central heating, this home demands an internal inspection to appreciate.

## The Property

This super home retains some original features, including original doors, a fireplace and leaded stained-glass windows. The sitting room is a naturally light room with a bay window to the front, boasting an original fireplace with a mantle and surround, and the dining room also has a fireplace, bespoke built-in cabinets and French doors that lead to the garden. The kitchen has been refitted with a modern range of base and wall units, space for an oven and fridge freezer, and plumbing for a washing machine.

The first-floor landing has a beautiful stained-glass window. There are three first-floor bedrooms, two of which are doubles. Bedroom two has the airing cupboard housing the boiler. The bathroom comprises a three-piece suite including a bath with a shower over.

## The Outside

The property occupies a super plot, with a driveway to the front providing ample parking and side access to the rear. The rear garden is a particular feature, with a south-facing aspect which makes the most of the afternoon sun.

A patio terrace is perfect for alfresco dining, with a shaped lawn boasting established borders, a feature rockery, and a handmade wooden pergola, with hedging and fencing to boundaries.

## The Location

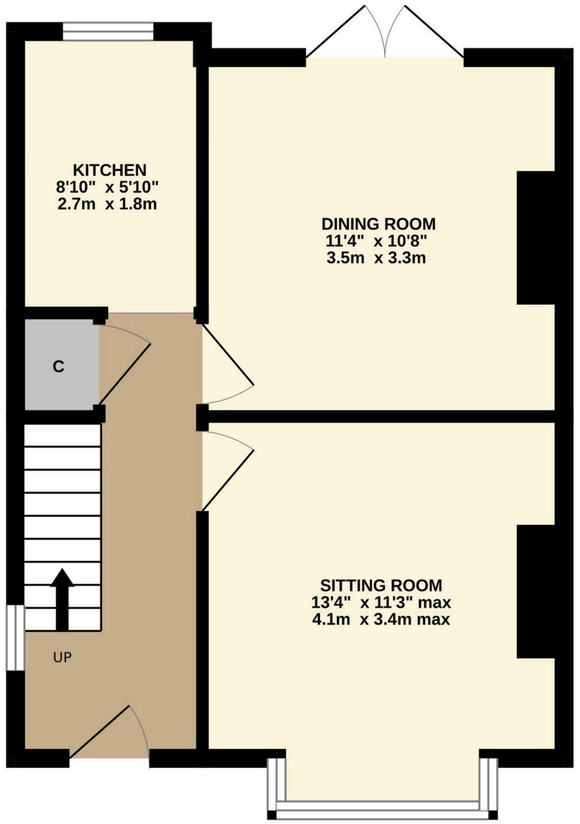
The property occupies a super position on Park Road, offering convenient access to the town centre and a local parade of shops. The local primary schools in the area are Beacon Academy and Outwoods Edge, while the secondary school is Woodbrook Vale, and the stunning countryside in the Charnwood Forest is on the doorstep.

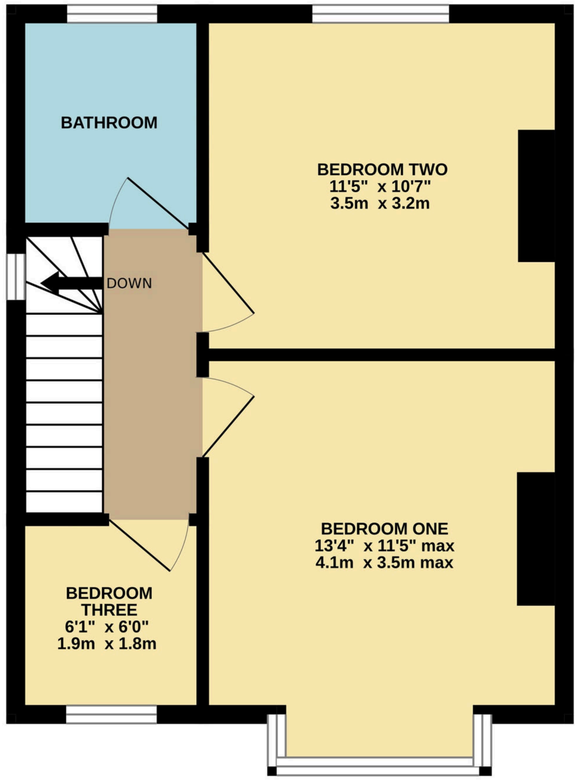
## Property Information

EPC Rating: C.
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 : 755 sq.ft. (70.2 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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01509 278842
sales@smithspropertyexperts.com
smithspropertyexperts.com