



Smiths  
your property experts

# Peelers Place

Loughborough

- Superb light-filled semi-detached home
- Occupying a private and quiet position
- Beautiful dining kitchen with direct garden access
- Spacious sitting room and a useful WC
- Three good-sized bedrooms and two bathrooms
- Private driveway and a detached garage
- Lovely south-westly facing rear gardens
- Convenient access to Loughborough town centre

## General Description

Smiths Property Experts welcome to the market this superb three-bedroom semi-detached home, built by William Davis in 2018. Occupying a lovely private position on the popular Grange Park development on the outskirts of Loughborough.

With a modern feel throughout and offering a spacious living space, the property enjoys a south-westerly facing rear garden, a detached brick garage and an EV charging point. An internal viewing is highly recommended to appreciate what the home has to offer.





## The Property

The property is a superb example of its type, with a light and airy living space. The home has been well maintained by the present owner, with modern decoration throughout. With benefits including gas central heating and double glazing, the accommodation is entered via a front door into the hallway, with a useful ground-floor WC and superb bespoke understairs storage. The spacious sitting room has a window to the front, letting in plenty of natural light. Through to the beautiful open-plan dining kitchen with fitted base and wall units, and benefiting from a gas hob and an electric oven. There are French doors to the rear which open directly onto the rear garden.

The first floor landing gives way to three good-sized bedrooms, the principal bedroom boasts an ensuite shower room, and there is a separate family bathroom with a modern three-piece suite.

## The Outside

Outside, the property occupies a lovely plot on this private cul-de-sac, with a front garden and a pathway leading to the front door. There is a side driveway providing ample off-road parking, an EV charging point and access to the detached brick garage.

The rear garden has a south-westerly aspect, with an enlarged patio terrace, perfect for alfresco dining. There is a shaped lawn with established flower borders, and further space behind the garage, which is ideal for a further patio or a garden shed.





## The Location

The property occupies a position within a quiet cul-de-sac on the popular Grange Park development, being within the catchment area for Outwoods Edge primary school and Woodbrook Vale secondary school. The estate has excellent access to the A6 and Leicester city centre. There is a collection of shops, including a supermarket, and beautiful countryside walks nearby.

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, and a convenient train station with direct links to London St Pancras.

## Property Information

EPC Rating: B.

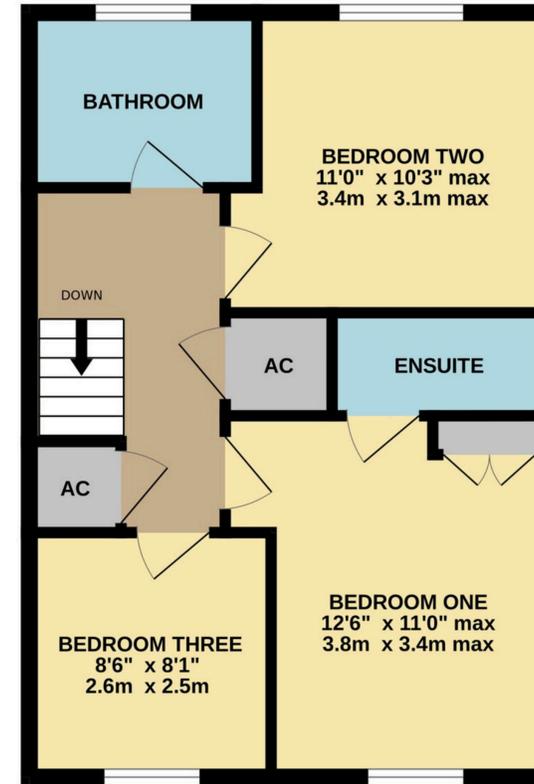
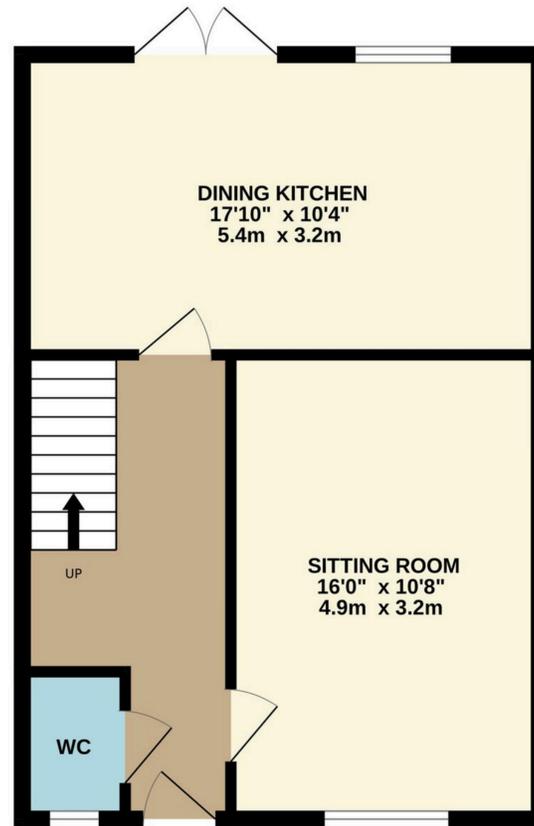
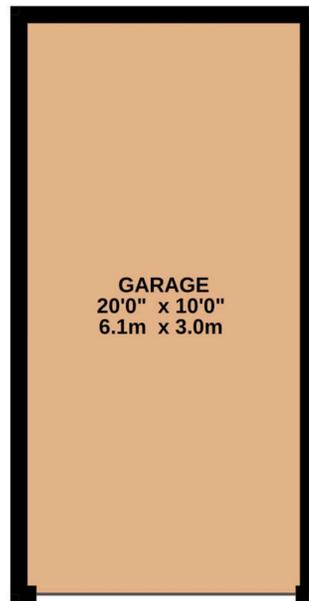
Tenure: Freehold. Council Tax Band: C.

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 : 1144 sq.ft. (106.3 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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