



Smiths
your property experts

Montague Drive

Loughborough

- Immaculate and extended detached home
- Situated on the Forest Side of Loughborough
- Spacious kitchen/diner and a separate utility
- Light-filled sitting room and a dining room
- Beautiful conservatory with direct garden access
- Four good-sized bedrooms and a refitted bathroom
- Generous driveway, a garage and an EV charger
- Lovely, shaped lawn and a timber summer house



General Description

Smiths Property Experts are pleased to offer to the market this fabulous four-bedroom, extended family home which occupies a corner plot on the Forest side of Loughborough and sits within the Holywell primary school catchment.

The property boasts a spacious block paved driveway, a useful EV charger and a delightful rear garden. With spacious accommodation and planning consent for a further bedroom and ensuite, this makes a perfect family home.





The Property

The property is immaculately presented throughout. The front door leads into a naturally light-filled hallway, with a ground-floor WC leading off. The sitting room has a dual aspect, with a bay window to the front, a feature electric fireplace and patio doors which open into the lovely conservatory.

The spacious kitchen/diner is fitted with a range of base and wall units, built-in appliances, an electric hob, a double oven with extractor hood, and a separate utility room providing plumbing for a washing machine. To complete the ground floor there is a dining room which flows seamlessly from the kitchen, which could easily be used as a family room.

To the first floor, there are four good-sized bedrooms, and a recently refitted family bathroom with a modern suite which comprises a bath with a shower over, a low-level WC and a pedestal wash hand basin.

The Outside

A particular feature of the home is the outside space, with the property occupying a corner position. There is a block paved driveway to the front providing ample parking with an EV charger and access to the garage. There is also a front lawn with shrub borders.

To the rear, there is a patio terrace which offers space for alfresco dining, a shaped lawn with a raised decked seating area, a timber summer house, and is fenced, walled and enclosed to boundaries.





The Location

The property occupies a corner position and is situated within this popular residential district on the Forest side of Loughborough, being within convenient distance to the town centre and bus stop. Loughborough offers excellent transport links to major road networks as well as having a mainline train station, and benefits from amenities including public houses, restaurants, excellent local schooling, and the beautiful Charnwood Forest, including Bradgate Park, which is on your doorstep.

Property Information

EPC Rating: D.

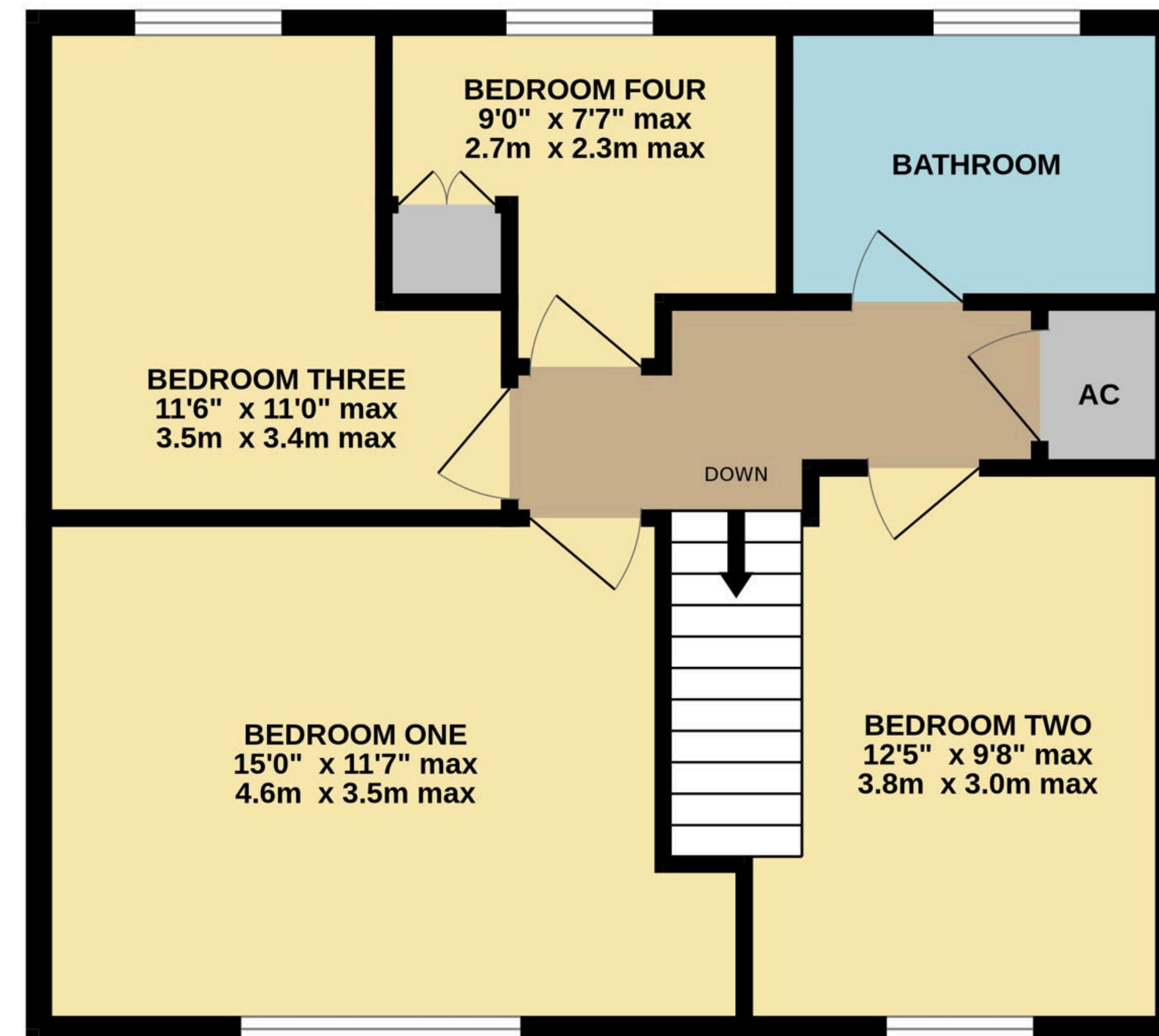
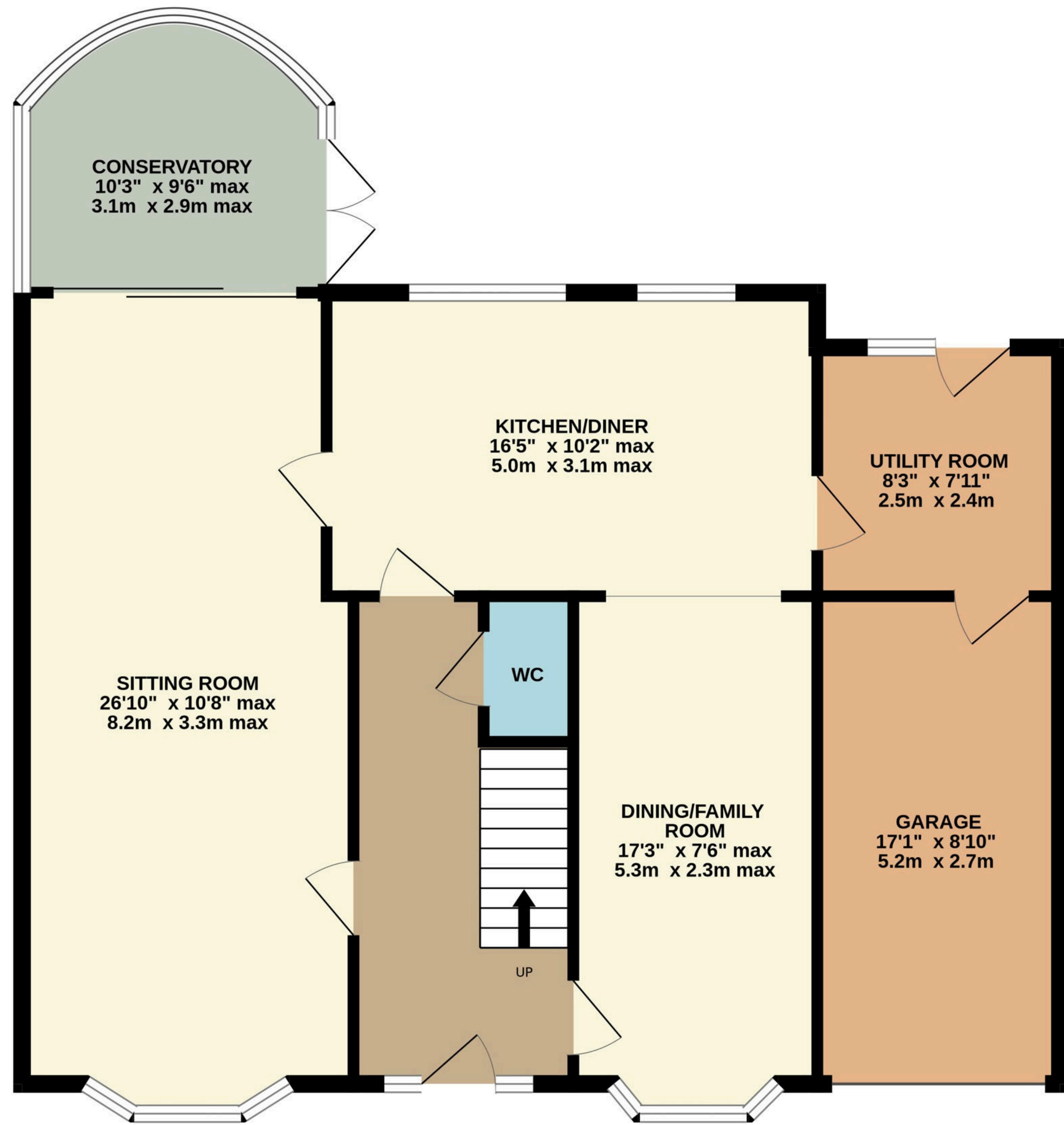
Council Tax Band: E.

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 : 1578 sq.ft. (146.6 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



