



Smiths
your property experts

Judges Street

Loughborough

- Beautifully modernised terraced property
- Walking distance to the town centre and train station
- Light and airy open-plan living and dining area
- Fitted kitchen leading to a useful utility room
- Two double bedrooms and a refitted modern bathroom
- Landscaped rear garden with a seating terrace
- Replaced boiler and a new central heating system
- Immaculate and interiors with new flooring throughout



General Description

Smiths Property Experts offer to the market this beautifully modernised two-bedroom terraced home. The property has undergone a series of improvements, including a new central heating system, rewiring, a replaced bathroom, new flooring, and a landscaped garden.

The stairs have been rotated 90 degrees, creating an open-plan living and dining area, leading to a kitchen and a utility area. Two double bedrooms and a contemporary bathroom complete the first-floor space, and there is a cellar for additional storage. The property is arguably one of the best examples of this house type currently on the market, and an internal viewing is highly recommended.





The Property

The property benefits from uPVC double glazing and gas central heating with a recently replaced boiler. The accommodation comprises a light and airy open-plan living and dining area with open tread stairs rising to the first floor. There is also access to the cellar.

The kitchen is fitted with a comprehensive range of base and wall mounted units with work surfaces over. There is a double electric oven and hob. An opening through to the utility room, which provides space for a fridge freezer. There is a vent for a tumble dryer and plumbing for a washing machine, along with a back door that provides access to the rear.

Upstairs, you will find two generous double bedrooms. The main bedroom benefits from a built-in wardrobe with hanging rails. The bathroom has been refitted with a contemporary suite, including a bath with a shower over.

The Outside

Outside, the property has gated side access to the rear garden. The garden has been landscaped and offers a seating terrace and a shaped lawn. With a private, north-west facing aspect, the garden is walled and fenced to boundaries.





The Location

The property is located within walking distance of Loughborough town centre and train station, which has direct lines to Leicester, Nottingham, and London. There is also easy access to excellent road networks, including the A6 and M1 motorway.

Property Information

EPC Rating: D.

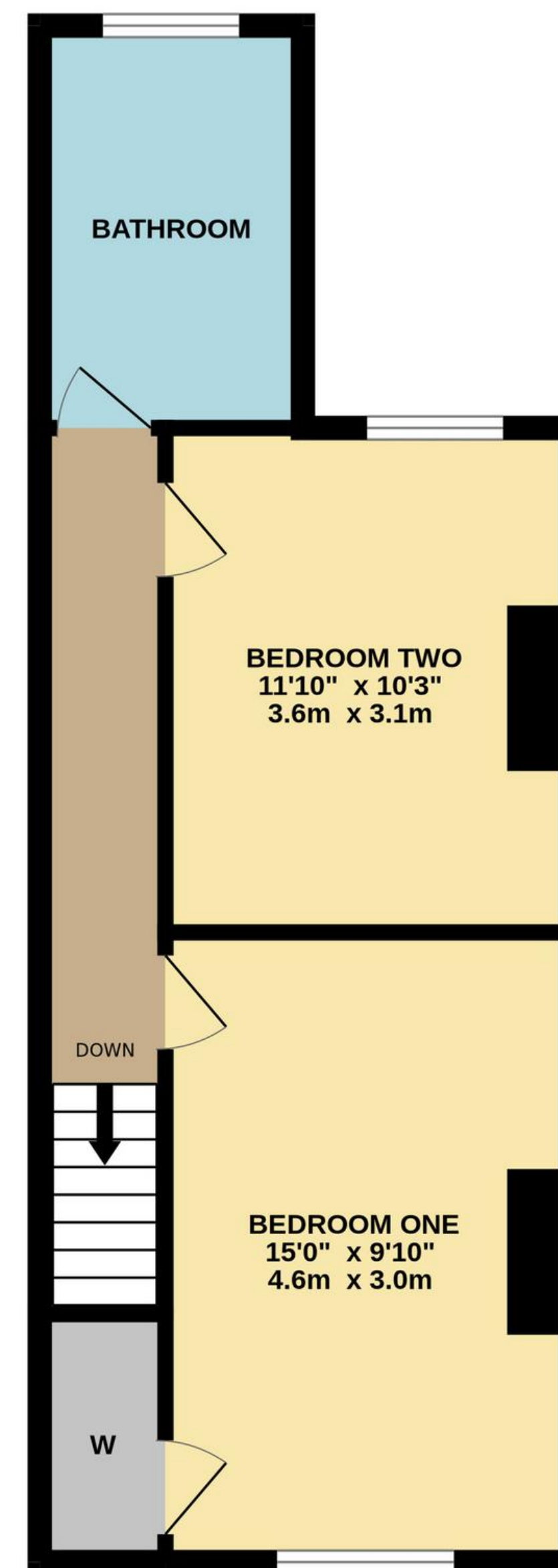
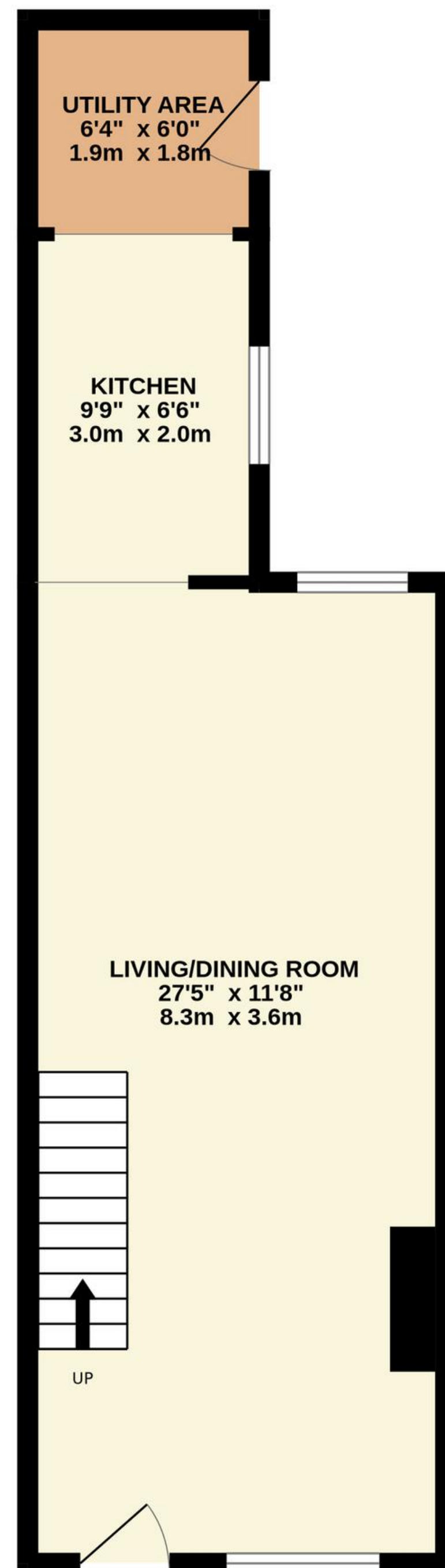
Tenure: Freehold. Council Tax Band: A.

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 : 820 sq.ft. (76.2 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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