



Smiths
your property experts

Brockington Place

Loughborough

- Beautifully presented detached family home
- Set in an exclusive cul-de-sac as one of five individual homes
- Spacious fitted kitchen/diner with direct garden access
- Light-filled sitting room and a useful utility
- Four good-sized bedrooms and two bathrooms
- Spacious driveway and an integrated garage
- Two-tiered lawn with railway sleepers and a timber shed
- Within walking distance of Loughborough town centre

General Description

Smiths Property Experts present to the market this beautifully appointed, William Davis-built detached family home, positioned within an exclusive private cul-de-sac comprising just five individual homes.

With a high-specification finish, including dual-zone heating and uPVC double glazing. There is a fitted kitchen/diner with integrated appliances, four well-proportioned bedrooms, with an ensuite to the main bedroom and a separate bathroom, a driveway, garage and a delightful south westerly facing garden.





The Property

The impressive accommodation has been thoughtfully designed to offer a spacious layout, with a reception hallway leading to stairs to the first floor and doors to all rooms. In brief, expect to find a light-filled sitting room, a spacious kitchen/diner with porcelain-tiled flooring, a comprehensive range of base and wall units, integrated appliances including a fridge, freezer and dishwasher, and French doors leading out to the rear garden and a useful utility room which has space and plumbing for a washing machine and tumble dryer, and a door to the rear.

The principal bedroom has a fitted wardrobe and an ensuite shower room which has a luxury three-piece suite by Roca, comprising a double shower cubicle, a low-level WC and wash hand basin with vanity storage. There are three further good-sized bedrooms, and the main family bathroom which has a well-appointed four-piece suite including a panelled bath, wash hand basin, low flush WC and a bidet.

The Outside

The property enjoys a pleasant position towards the end of this private, secluded development. There is a driveway approach and low-level lighting, giving access to a private, block-paved driveway providing parking for two vehicles. There is a front lawn with railings, side-gated access to the rear and access to the garage.

The rear garden has a patio seating terrace, a two-tiered lawn with railway sleepers, some shrubs and fencing to the boundaries. There is a useful, purpose-built timber shed which runs down the length of the home, perfect for additional storage.





The Location

The property is located on this private driveway, located just off Westfield Drive, within easy walking distance of Loughborough town centre, the university, and the college. Conveniently positioned close to a wide range of shopping facilities, supermarkets, pubs, and eateries. Loughborough train station offers direct lines to Leicester, Nottingham, and London, as well as easy access to excellent road networks, including the A6 and M1 motorway.

Agents Note

Brockington Place is a private road, and there is a maintenance charge payable of approximately £52.37 per month. This is managed and maintained jointly by the owners of the homes within the close.

Property Information

EPC Rating: C.

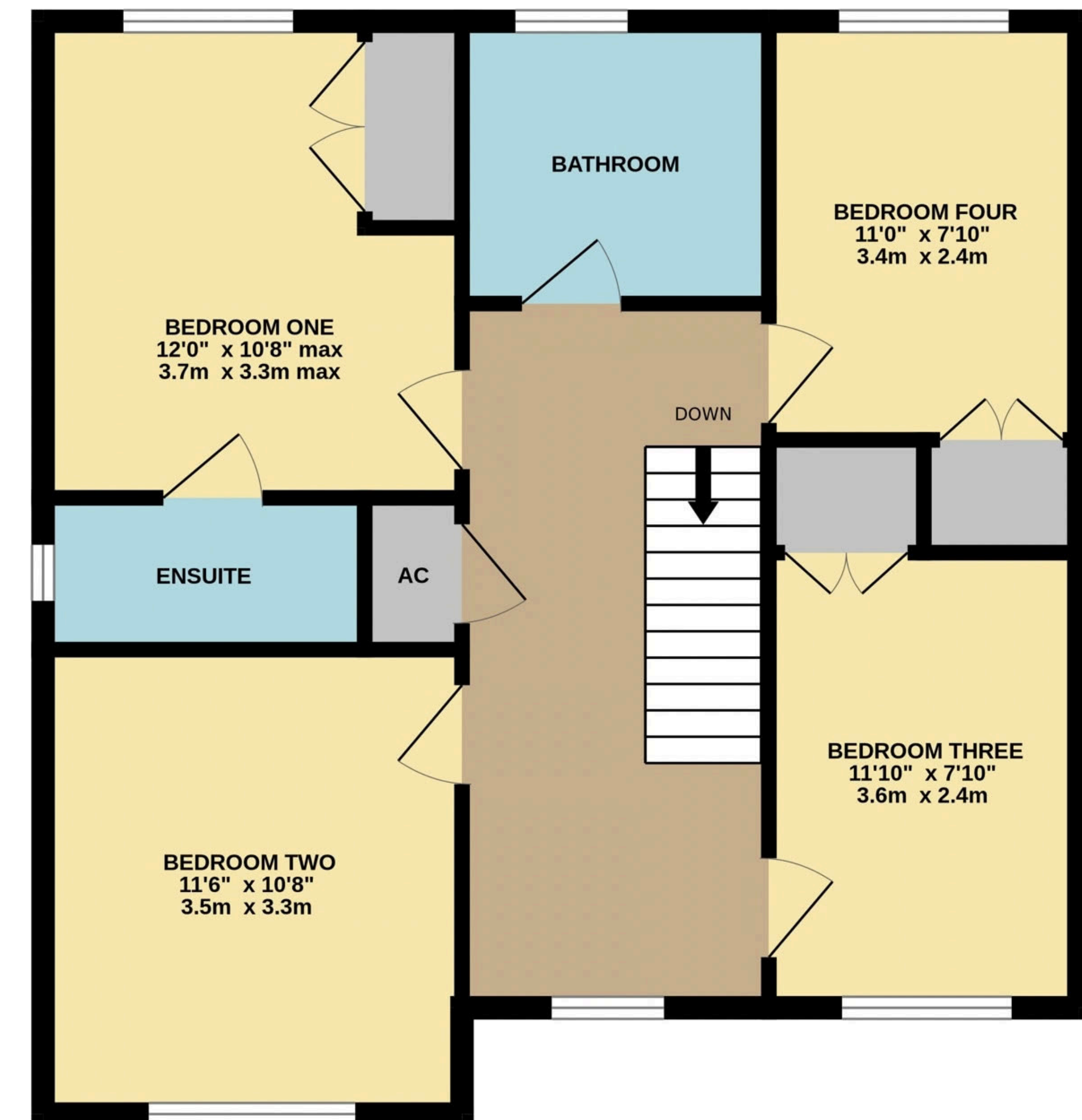
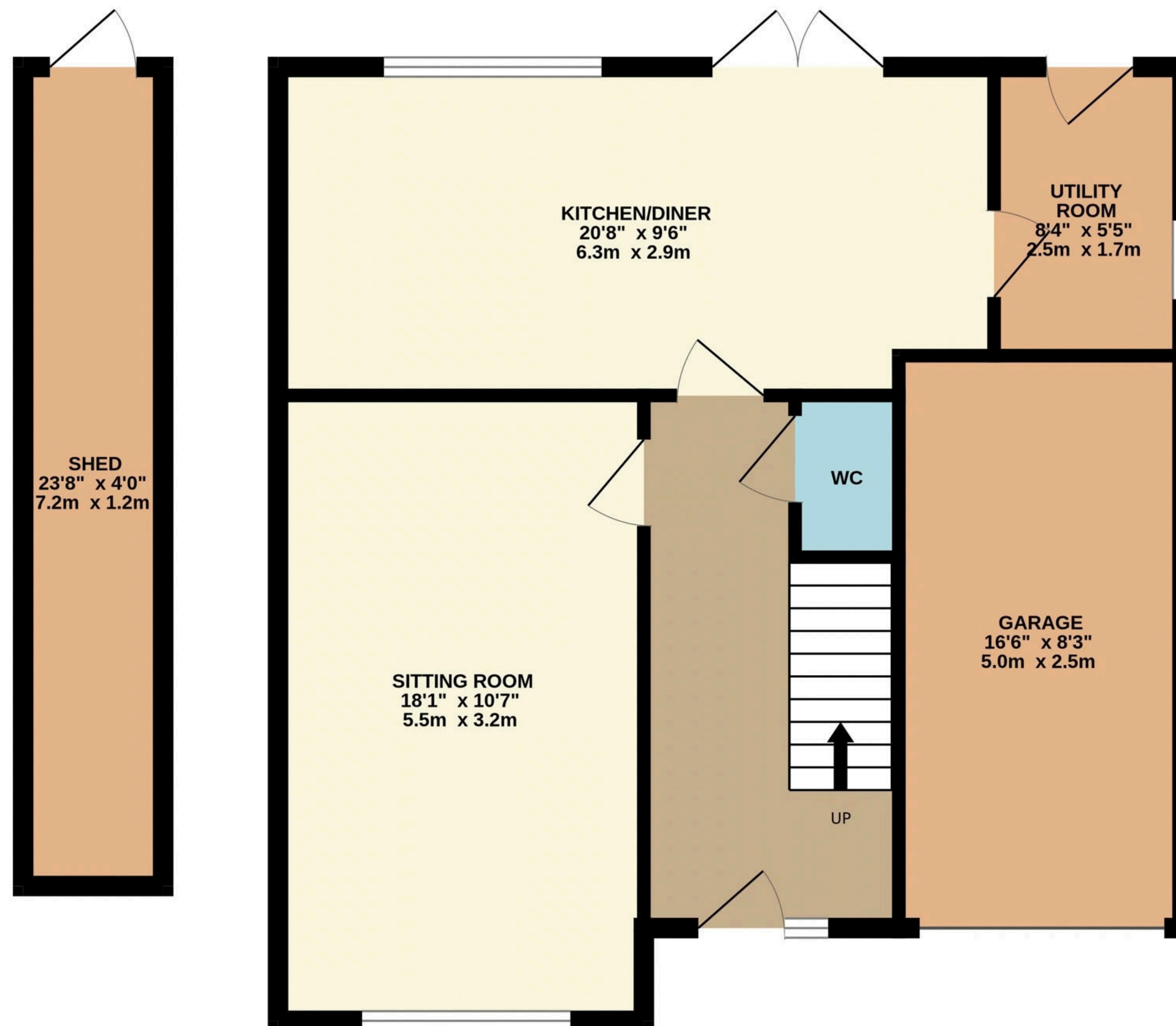
Tenure: Freehold. Council Tax Band: E.

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 : 1449 sq.ft. (134.6 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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