



Smiths  
your property experts



# Boyle Drive

## Loughborough

- Modern and light-filled semi-detached family home
- Situated in the popular Grange Park development
- Contemporary kitchen/diner with French doors
- Delightful bay-fronted sitting room
- Three good-sized bedrooms and two bathrooms
- Driveway providing ample off-road parking
- Generous south-facing rear gardens
- Insulated garden room perfect for use as a home office

## General Description

Smiths Property Experts offer to the market a superb semi-detached property in a corner plot with a south-facing rear garden. Built by Jelson Homes, the living space is modern, light-filled, and well-designed.

The property benefits from three good-sized bedrooms, two bathrooms, a bay-fronted sitting room, and a dual-aspect kitchen/diner. An insulated garden room provides an ideal work-from-home space. There is a driveway providing off-road parking for several vehicles.







## The Property

The property is superbly presented and benefits from uPVC double glazing and gas central heating. The accommodation is entered through a front door into a welcoming entrance hallway, with stairs to the first floor, a useful understairs cloak cupboard, and a ground-floor WC that incorporates a utility cupboard with plumbing for a washing machine.

The sitting room is a delightfully light, dual-aspect room, and the kitchen/diner provides an ideal space for day-to-day living, with French doors opening onto the garden. The kitchen is fitted with a comprehensive range of base and wall-mounted units.

On the first floor, the landing has a dog-leg staircase, with doors leading to all rooms and access to the loft. There are three good-sized bedrooms and a family bathroom. The main bedroom benefits from upgraded ensuite facilities.

## The Outside

Outside, the property sits in a corner plot, with a side lawn, front border, and a pathway to the front door. The rear garden has a south-facing aspect and is mainly laid to lawn with a patio terrace, raised flower beds, and a personal gate to the rear. There is a timber garden room that has been well insulated and fitted with first-fix electrics, with potential to make it into an ideal work-from-home space. A driveway provides ample off-road parking for two to three vehicles.







## The Location

The property is situated in 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: C.

Council Tax Band: C.

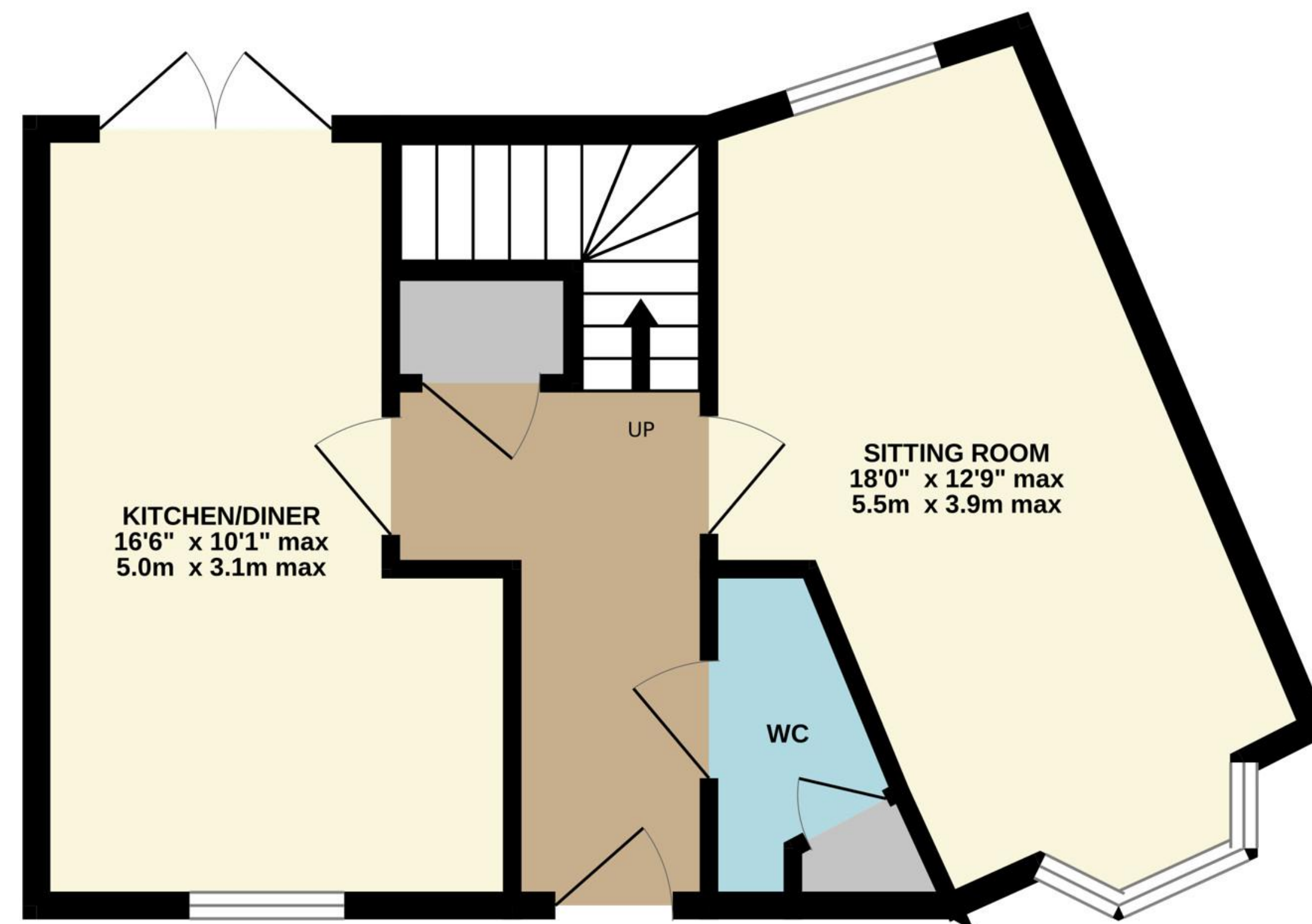
Local Authority: Charnwood Borough Council.

## 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 : 821 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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