



Smiths
your property experts

Naylor Avenue

Loughborough

- Delightful semi-detached family home
- Situated in a lovely position in a quiet cul-de-sac
- Spacious kitchen/diner with direct garden access
- Light-filled sitting room with a feature electric stove
- Three good-sized bedrooms and a modern bathroom
- Low-maintenance rear gardens and a lovely summer house
- Allocated parking and access to a garage
- Within walking distance of Loughborough town centre

General Description

Smiths Property Experts offer to the market this delightful three-bedroom semi-detached home, occupying a quiet position within a cul-de-sac. Within easy walking distance of Loughborough town centre and the beautiful Charnwood waters.

Offered for sale in good decorative order, having been well maintained by the current owner. The property benefits from gas central heating, UPVC double glazing, and low-maintenance gardens. Viewing is essential to appreciate the accommodation on offer.





The Property

The property is entered via a recently replaced composite front door into a hallway, which has stairs off to the first floor and a useful understairs store cupboard.

The sitting room has a feature electric log effect stove, and a window overlooking the front allows an abundance of natural light. The open plan kitchen/diner has a range of base and wall units with wooden worktops, a double electric oven and hob, space for a washing machine and a fridge, a wall-mounted combination boiler and French doors to the rear garden.

The first floor landing gives way to three good-sized bedrooms, and a bathroom with a modern three-piece suite including a recently replaced bath with a shower over, a low-level WC and a hand wash basin.

The Outside

The property occupies a lovely plot, which has been remodelled over recent years to offer a low-maintenance space. There is a front garden with a quality artificial lawn, a wooden picket fence and a pathway leading to the front door.



The rear garden has a south-westerly aspect that makes the most of the afternoon sun, a covered pergola seating area, a further patio terrace and an artificial lawn which leads to a fabulous summer house, with power and lighting. There is a further garden shed, fencing to boundaries, allocated parking and a garage in a nearby block.



The Location

Occupying a lovely position within this quiet cul-de-sac, and on the doorstep of the local beauty spot of Charnwood waters, and located within a short drive of Loughborough town centre and train station. The town offers a wide array of shopping facilities and amenities. There is a train station, and the nearby A6 road provides convenient access to Leicester.

Property Information

EPC Rating: C.

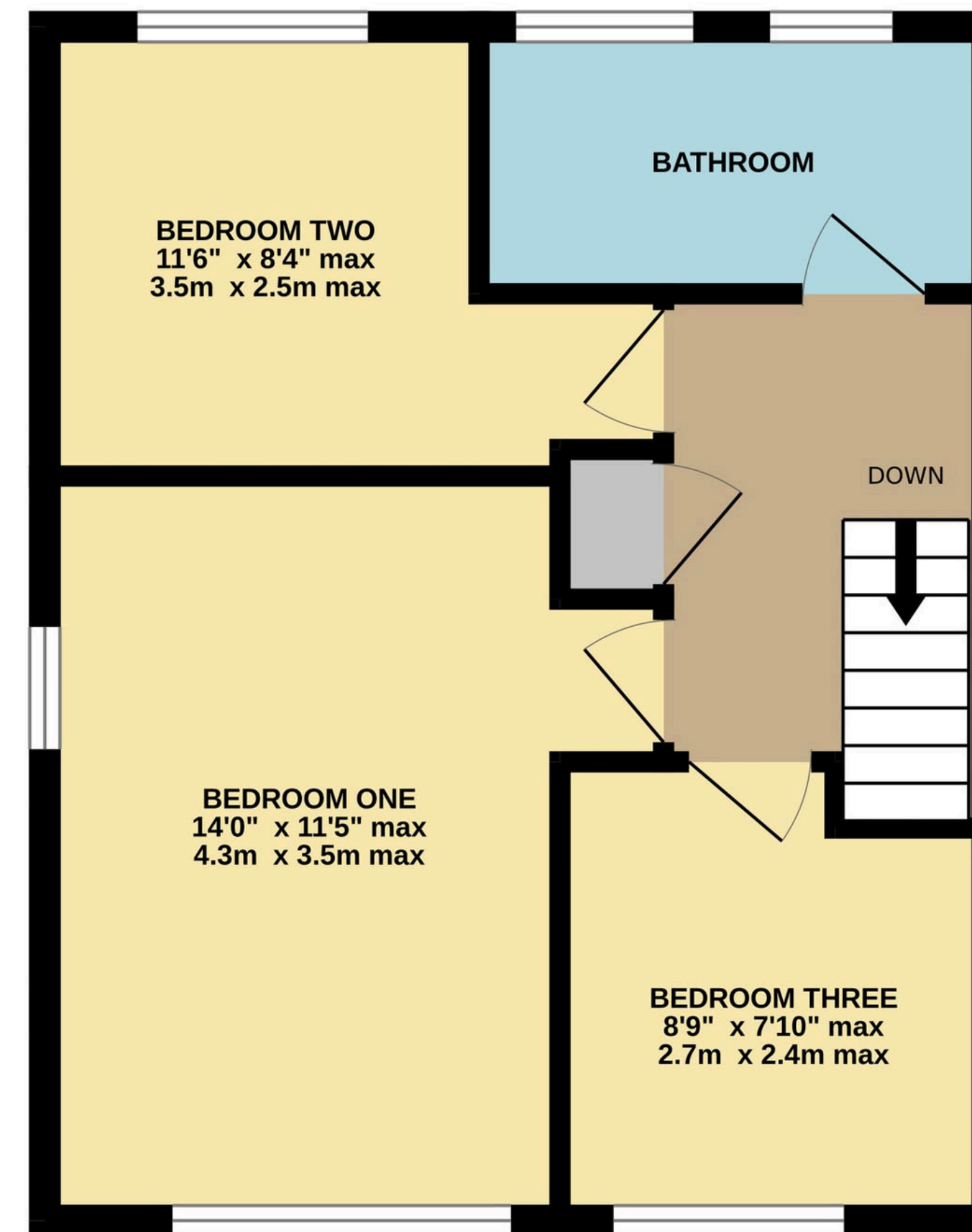
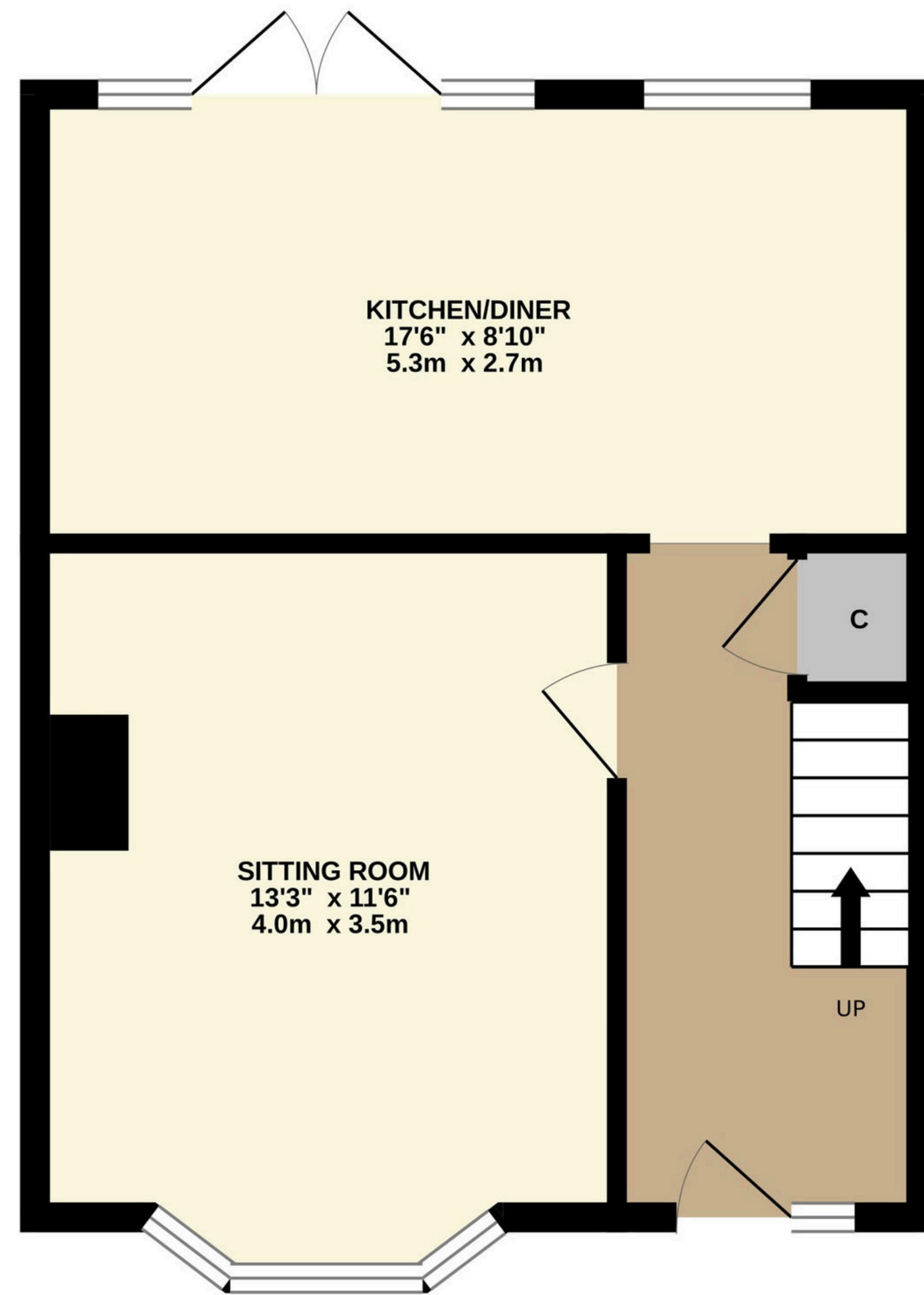
Tenure: Freehold. Council Tax Band: B.

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 : 775 sq.ft. (72.0 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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