



Smiths  
your property experts

# Aitken Way

Loughborough

- No upward chain
- Immaculate detached family home
- Situated in the highly regarded Grange Park
- Spacious kitchen/diner with integrated appliances
- Light-filled sitting room with direct garden access
- Three good-sized bedrooms and two bathrooms
- Driveway and a useful detached garage
- Lovely private south-westerly rear gardens

## General Description

Smiths Property Experts welcome to the market, with no upward chain, this immaculate three-bedroom detached home, occupying a pleasant corner plot. Situated in the highly regarded Grange Park development.

The property has a south-westerly facing rear aspect, three good-sized bedrooms, with two bathrooms and a useful ground floor WC. Complete with ample parking and a detached garage, this lovely home demands an internal inspection to fully appreciate.





## The Property

The property is presented in immaculate decorative order and has an abundance of natural light, with benefits including gas central heating and UPVC double glazing. The front door opens into a welcoming hallway, with a useful storeroom and a ground-floor WC. There is a light-filled front-to-back sitting room with French doors leading straight onto the rear garden. The spacious kitchen/diner has a range of base and wall units with integrated appliances, including a dishwasher, a fridge and a freezer. There is also a gas hob, electric oven and plumbing for a washing machine.

To the first floor, there is a spacious landing accessed via a dog-leg staircase, with three well-proportioned bedrooms, the principal bedroom having an ensuite shower room, and there is also a main family bathroom with a three-piece suite.

## The Outside

Outside, the property occupies a corner plot, with a front garden including flower borders and a pathway leading to the front door. There is side-gated access to the rear with a driveway providing ample parking and access to the detached garage.

The rear garden has a south-westerly aspect which makes the most of the afternoon and evening sun, a patio terrace with a shaped lawn, well-established shrub borders and walled boundaries.





## The Location

The property is situated 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.

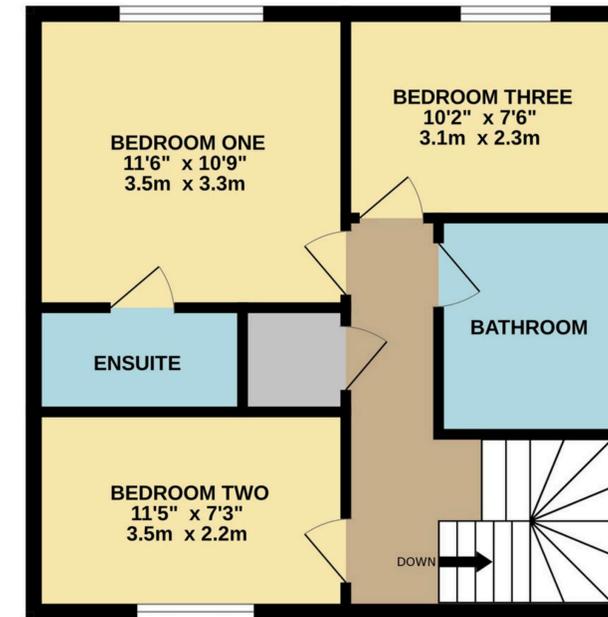
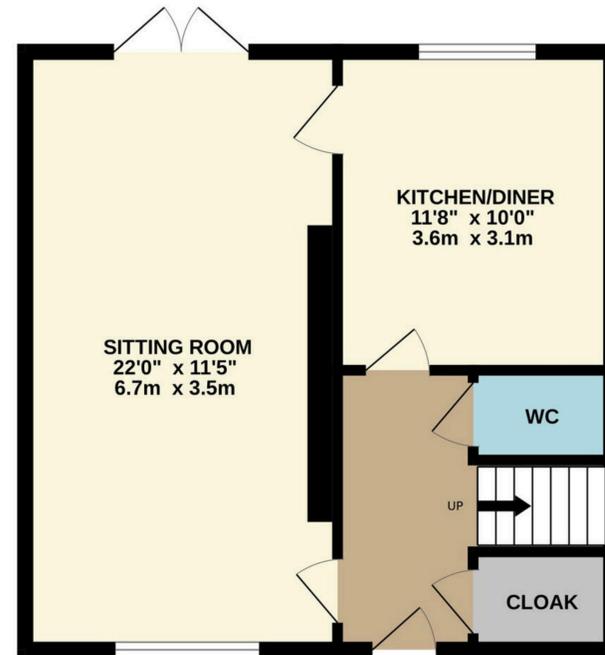
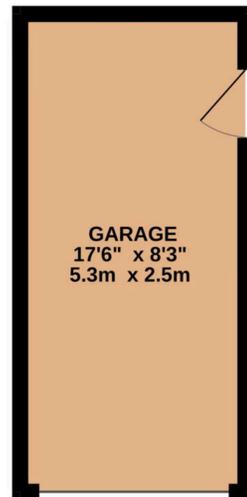
Tenure: Freehold. Council Tax Band: D.

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 : 1075 sq.ft. (99.9 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.  
Made with Metropix ©2026



01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)



