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your property experts

# Webster Road

Loughborough

- Modern and well-presented semi-detached home
- Situated within a quiet residential cul-de-sac
- Beautiful light-filled kitchen/diner and a useful WC
- Spacious sitting room with direct garden access
- Three good-sized bedrooms and a bathroom
- Occupying a sizeable plot with a private rear garden
- Driveway to the side and an EV charging point
- Convenient access to the town centre

## General Description

Smiths Property Experts welcome to the market this modern three-bedroom semi-detached home, built by Sowden Homes in 2019 and having approximately 3 years remaining on the NHBC warranty.

Decorated with neutral colours and having a light and modern feel, the property is presented in excellent condition. The spacious kitchen/diner has fitted units, and the sitting room opens onto a westerly facing rear garden. Set in a quiet residential location, this is a must-see home.





## The Property

The property is offered for sale in superb decorative order, and benefits from gas central heating and double glazing. The front door opens into a beautiful light-filled kitchen/diner, with fitted units and some integrated appliances, including a fridge and freezer, a gas hob with an extractor fan and an electric oven.

There is a ground-floor WC and a useful understairs cupboard for further storage. The sitting room is situated to the rear and offers a spacious area for relaxing, with French doors which open onto the rear garden.

The first-floor landing provides access to a partially boarded loft. There are three good-sized bedrooms and a bathroom, which has a white three-piece suite comprising a bath with a shower over, a low-level WC and a wash-hand basin.

## The Outside

Outside, the property occupies a sizeable plot which enjoys a south westerly facing aspect, which makes the most of the afternoon and evening sun.

To the front, there is an established flower border, with a side driveway providing ample parking and an EV charging point. The rear garden has a patio terrace and is mainly laid to lawn with fencing to the boundaries.





## The Location

The property is situated within this quiet residential cul-de-sac, within walking distance of Loughborough town centre and train station. Loughborough offers excellent transport links to major road networks as well as having a mainline train station, and benefits from amenities including public houses, restaurants, excellent local schooling, and the beautiful Charnwood Forest, including Bradgate Park, which is on your doorstep.

## Property Information

EPC Rating: B.

Service Charge: £200 per annum

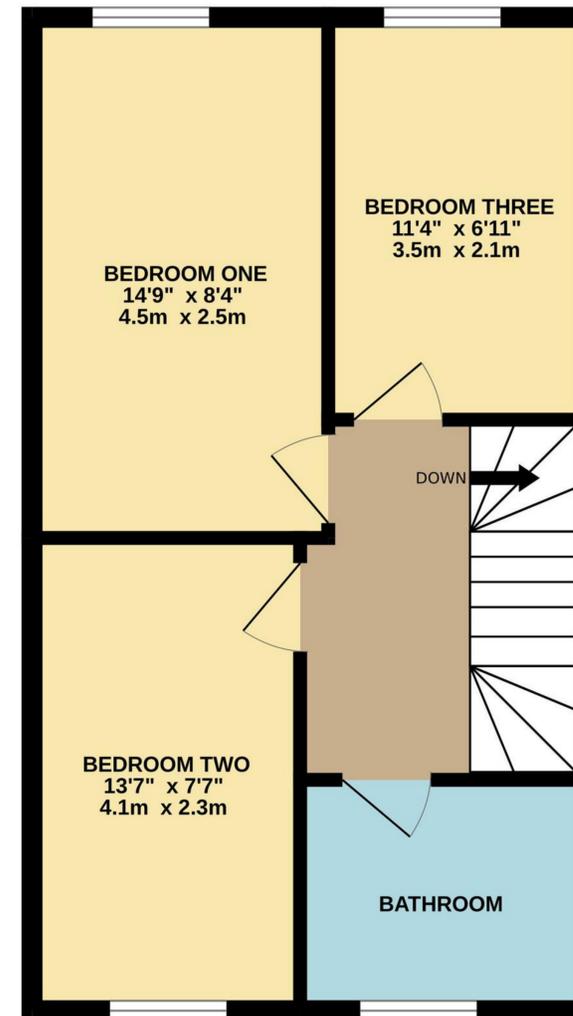
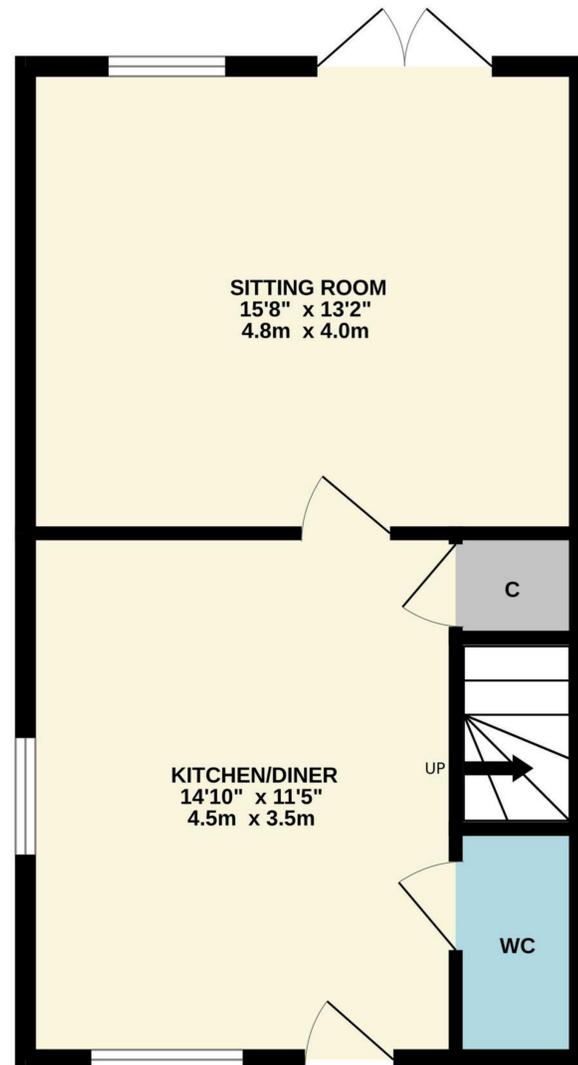
Tenure: Freehold. Council Tax Band: C.

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 : 875 sq.ft. (81.3 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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