



Smiths
your property experts

Oaklands Avenue

Loughborough

- Traditional bay-fronted semi-detached home
- Skilfully extended to provide additional living space
- Generous open-plan 'living' kitchen and a useful WC
- Lovely garden room with direct garden access
- Three good-sized bedrooms and a bathroom
- Spacious rear gardens with rear vehicle access
- Driveway providing off-road parking
- Peaceful cul-de-sac setting with excellent road links

General Description

Smiths Property Experts are delighted to offer for sale this traditional bay-fronted three-bedroom semi-detached home, occupying a pleasant cul-de-sac location close to Loughborough town centre. The property has been skilfully extended to provide additional ground-floor living space.

Expect to find a generous open-plan 'living' kitchen, a lovely garden room with skylights, and an enormous garden with rear vehicle access. This unique home demands internal viewing to truly appreciate the space on offer.





The Property

The property benefits from UPVC double glazing and gas central heating and is entered via a leaded glass front door into the welcoming hallway.

The open-plan ground floor provides a spacious sitting room, with a bay window to the front and opens into the fitted kitchen, with high-gloss finished base and wall units, a full range of integrated appliances and a central island. The garden room offers the perfect space for relaxing, with skylights flooding the room with natural light and windows overlooking the rear. To complete the ground floor, there is a useful WC.

The first-floor landing gives way to all first-floor rooms, with two good-sized double bedrooms and a single bedroom. There is a main bathroom, which is fitted with a contemporary-styled three-piece suite.

The Outside

The outside space is perfect for a keen gardener, with extensive grounds which extend back to a vehicular access off Woodgate Drive. The gardens are mainly laid to lawn, with well-established hedge borders, and could be turned over into a vegetable plot or allotment for those buyers looking for a more self-sufficient lifestyle.





The Location

The property is located off Nanpantan Road in Loughborough. Positioned on the edge of Charnwood Forest, it offers scenic local walks, including The Outwoods and Beacon Hill. There is excellent access to the M1 motorway, Loughborough town centre, and the nearby cities of Leicester and Nottingham.

The property is also within the catchment area of Mountfields Primary School. Loughborough is known for its renowned university, and the town centre offers an array of shops and amenities, including many independent local businesses such as coffee shops and eateries. Additionally, there are excellent sporting facilities and a convenient train station with direct links to London St Pancras.

Property Information

EPC Rating: D.

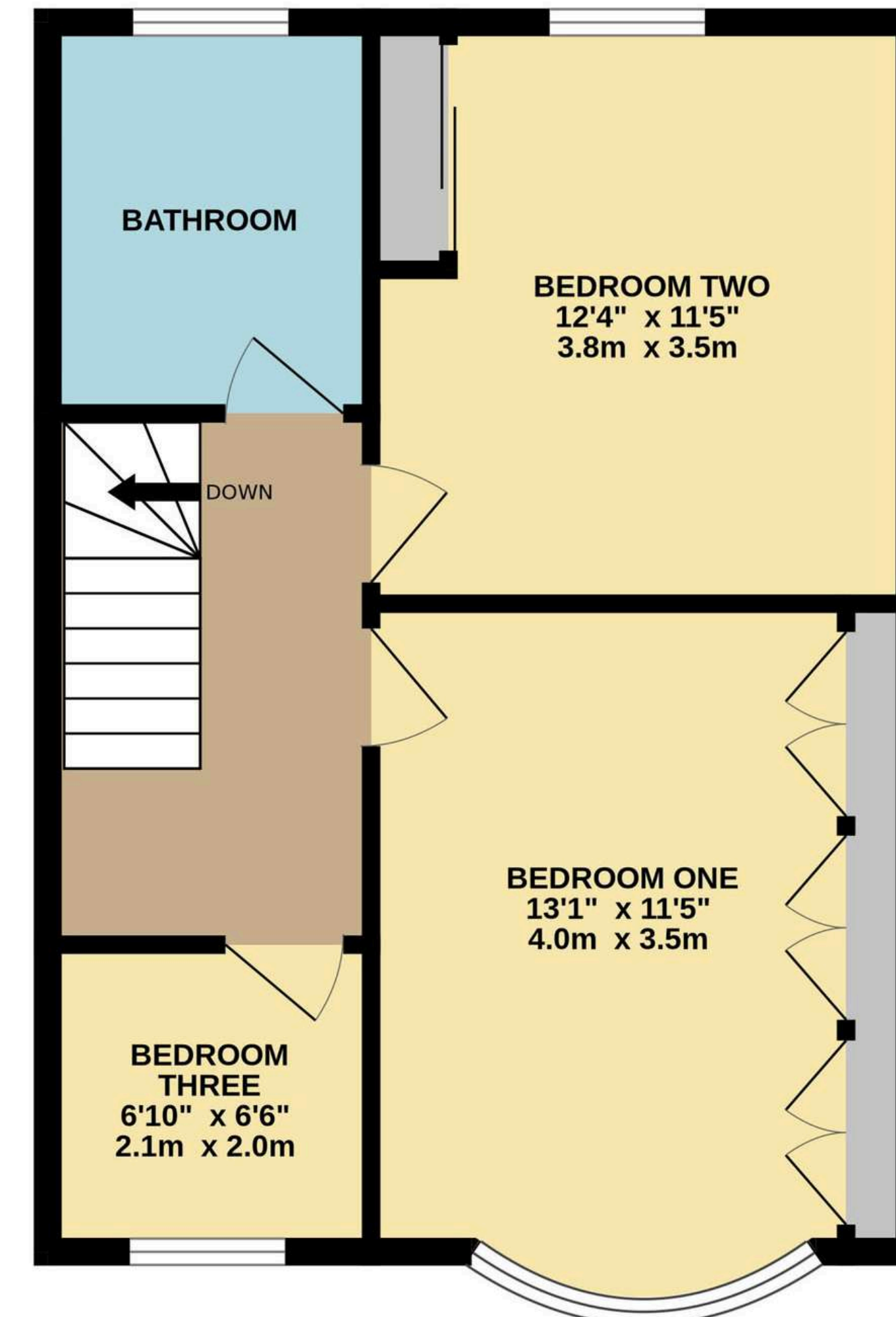
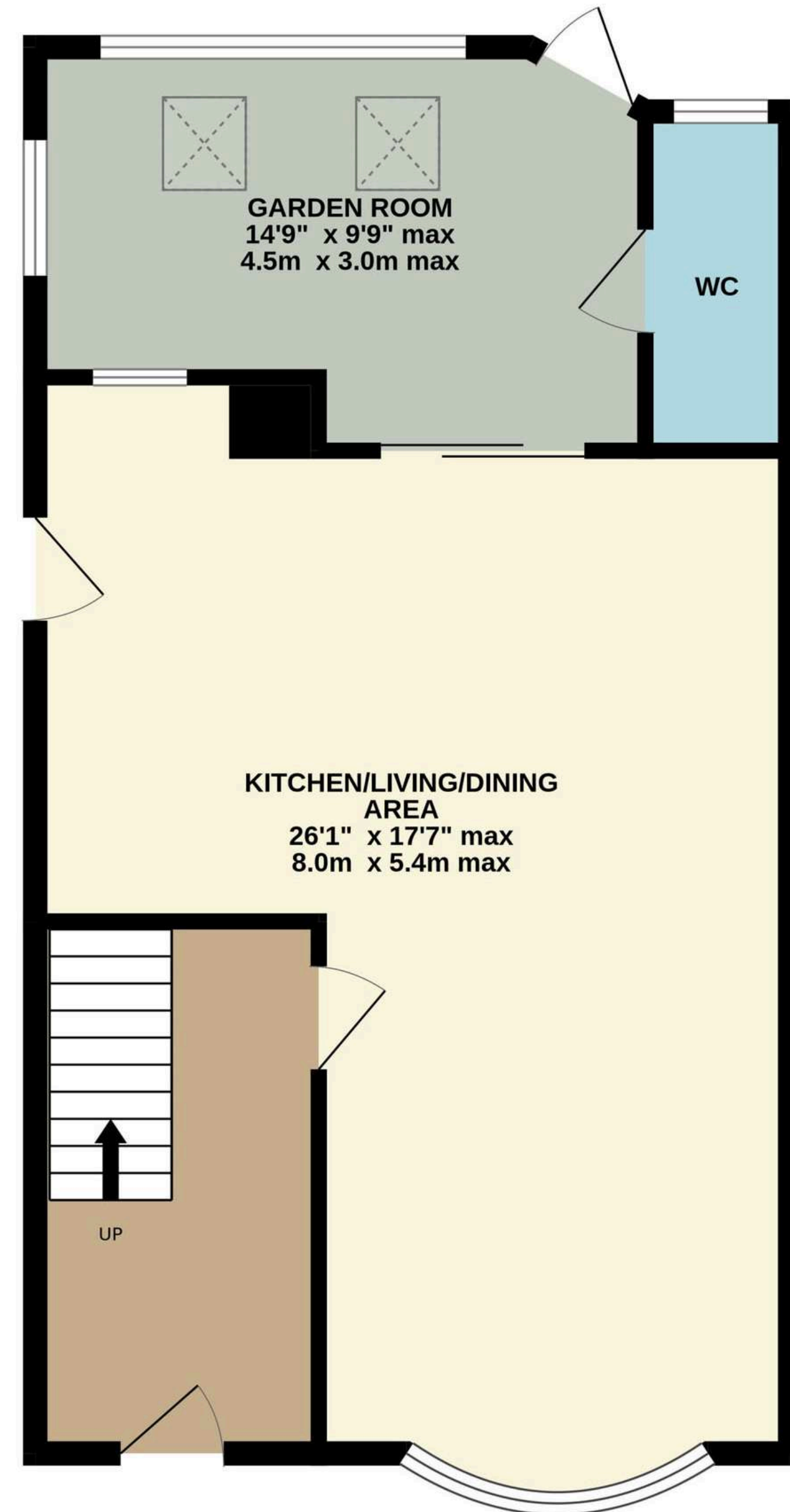
Tenure: Freehold. Council Tax Band: C.

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 : 1099 sq.ft. (102.1 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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