Smiths

your property experts

Gregory Street

Loughborough

- No upward chain
- Charming Grade II listed cottage
- Retaining many of its original features
- Fitted kitchen with direct garden access
- Two light-filled reception rooms and a cellar
- Two good-sized bedrooms and a family bathroom
- Private enclosed rear garden and a brick store
- Within walking distance of the town centre



General Description

Smiths Property Experts are delighted to offer for sale, with no upward chain, this charming Grade II listed cottage. Occupying a delightful position within the conservation area in Loughborough.

The property retains many original features, including York-style sliding windows, exposed beams, latch doors and a cellar. There are two good-sized bedrooms and a private enclosed rear garden.









The Property

The property is offered for sale in good decorative order, and benefits from gas central heating and single-glazed York-style windows. The front door leads into the first reception room, with an exposed timber floor, a feature open fireplace and a window to the front. The second reception room would make a super dining room, and has tiled flooring, a window to the rear and a door with steps leading down to the cellar, which in itself provides useful storage. The kitchen is fitted with a range of base and wall units, a gas hob with an extractor hood over, an electric oven, and a back door to the garden.

The first floor landing gives way to two well-proportioned bedrooms. The main bedroom has built-in wardrobes and a fixed staircase which leads to a mezzanine floor in the attic space, perfect for a work-from-home space or occasional bedroom. There is also a small study room with a window to the side, and the bathroom has a three-piece, including a shower over the bath.

The Outside

The property has access to the rear, with a patio terrace perfect for alfresco dining and an outdoor brick store. The remainder of the garden is mainly stoned for ease of maintenance, with some shrubs and walls along the boundaries.







The Location

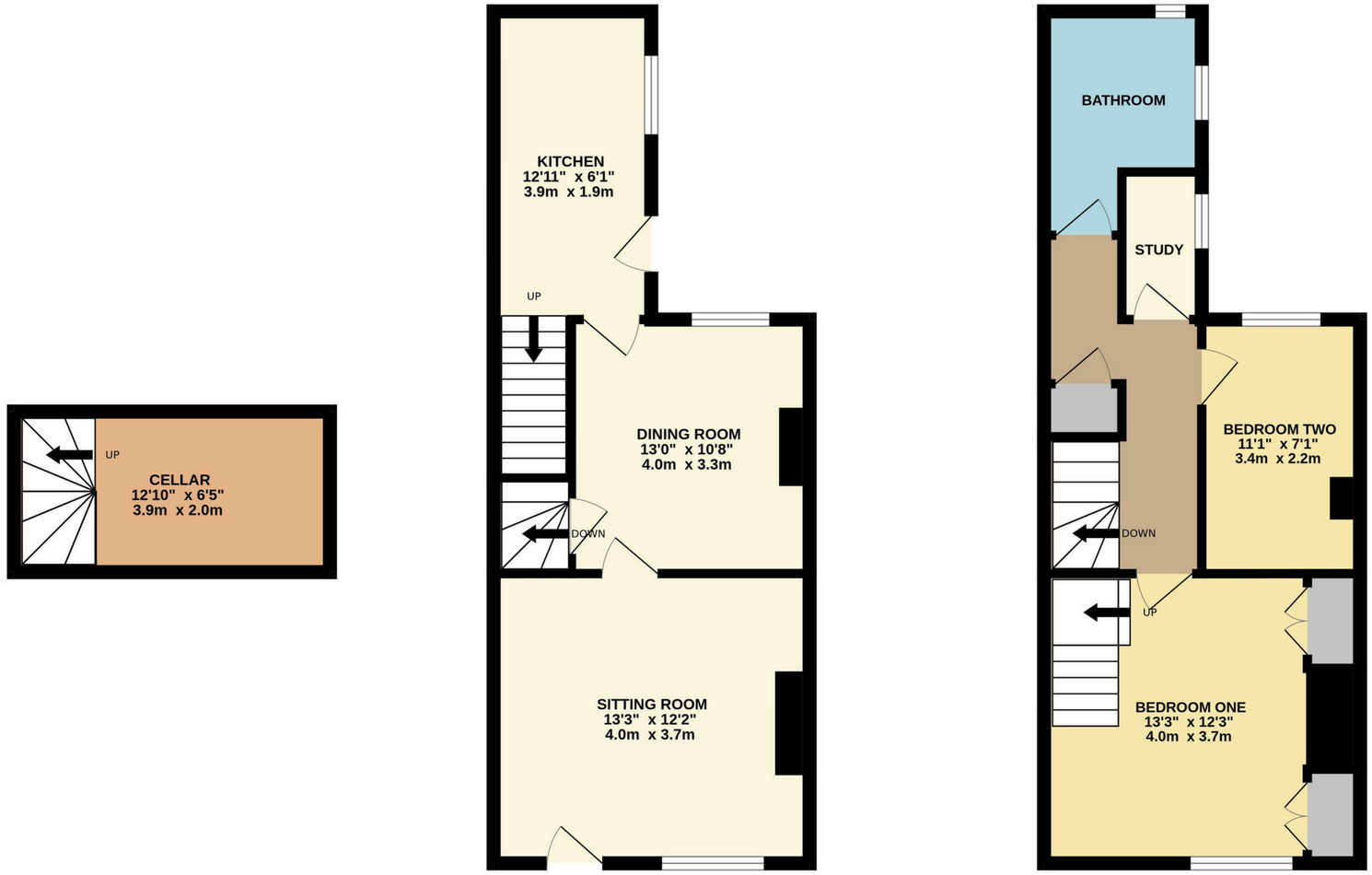
The property enjoys a position within walking distance of Loughborough town centre and the train station. The Great Central Railway is within walking distance, and the town offers a wide array of shopping facilities and amenities. There is a train station, and the nearby A6 road provides convenient access to Leicester.

Property Information

EPC Rating: E.
Tenure: Freehold. Council Tax Band: A.
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 : 847 sq.ft. (78.7 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
smithspropertyexperts.com

