



Smiths
your property experts

Farnham Road

Loughborough

- Deceptively spacious mid-town house
- Energy-efficient with fitted solar panels
- Dual-aspect sitting room and a conservatory
- Fitted kitchen and a useful pantry
- Three good-sized bedrooms and a bathroom
- Set behind a driveway providing ample parking
- Lovely south-west facing gardens and a summer house
- Easy access to Loughborough town centre



General Description

Smiths Property Experts are pleased to offer to the market this superbly proportioned three-bedroom mid-town house. Situated within a popular residential district in Loughborough, boasting spacious accommodation across two floors.

The property comprises, in brief, a sitting room, a light-filled conservatory, a fitted kitchen, and a lovely south-west facing rear garden with a pond and a timber summer house. There is also an added benefit of solar panels and parking to the front.





The Property

This is a deceptively spacious mid-town house that benefits from gas central heating and double glazing. The hallway has stairs leading to the first floor and access to a spacious dual-aspect sitting room with a window to the front and French doors to the conservatory.

The kitchen has a range of base and wall units, space for a range-style cooker, plumbing for a washing machine, and windows to the front and rear. The conservatory is a delightful addition which brings the garden into the home.

On the first floor, a spacious landing leads to three good-sized bedrooms and the family bathroom.

The Outside

Outside to the front, there is a driveway providing ample parking with a front lawn and flower borders. The rear garden is a particular feature, with numerous spaces for entertaining, a covered awning seating space, gravel beds with established shrub borders, and a garden pond. There is a timber summer house which could provide a perfect work-from-home space.



Agents Note

The property has solar panels, making it more energy-efficient. The solar panels are on a 25-year lease agreement, from 2015, with 'A Shade Greener Limited'.



The Location

The property is situated within a popular residential area of Loughborough, with excellent access to the A6. A bus stop is close by, with links to the town centre, and several supermarkets are within walking distance. Loughborough also offers a mainline train station and amenities, including public houses, restaurants, and excellent local schooling. The beautiful Charnwood Forest, including Bradgate Park, is on your doorstep.

Property Information

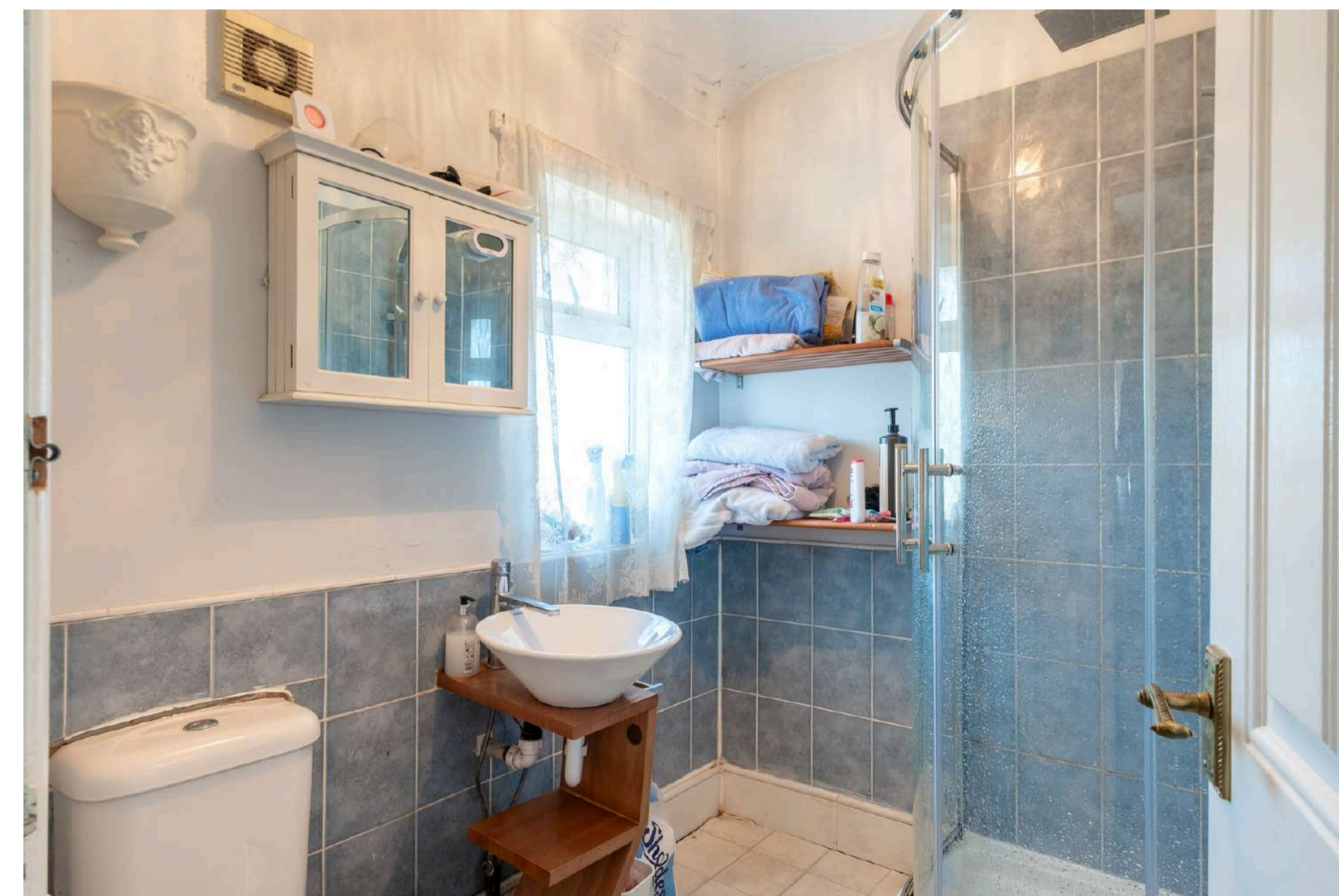
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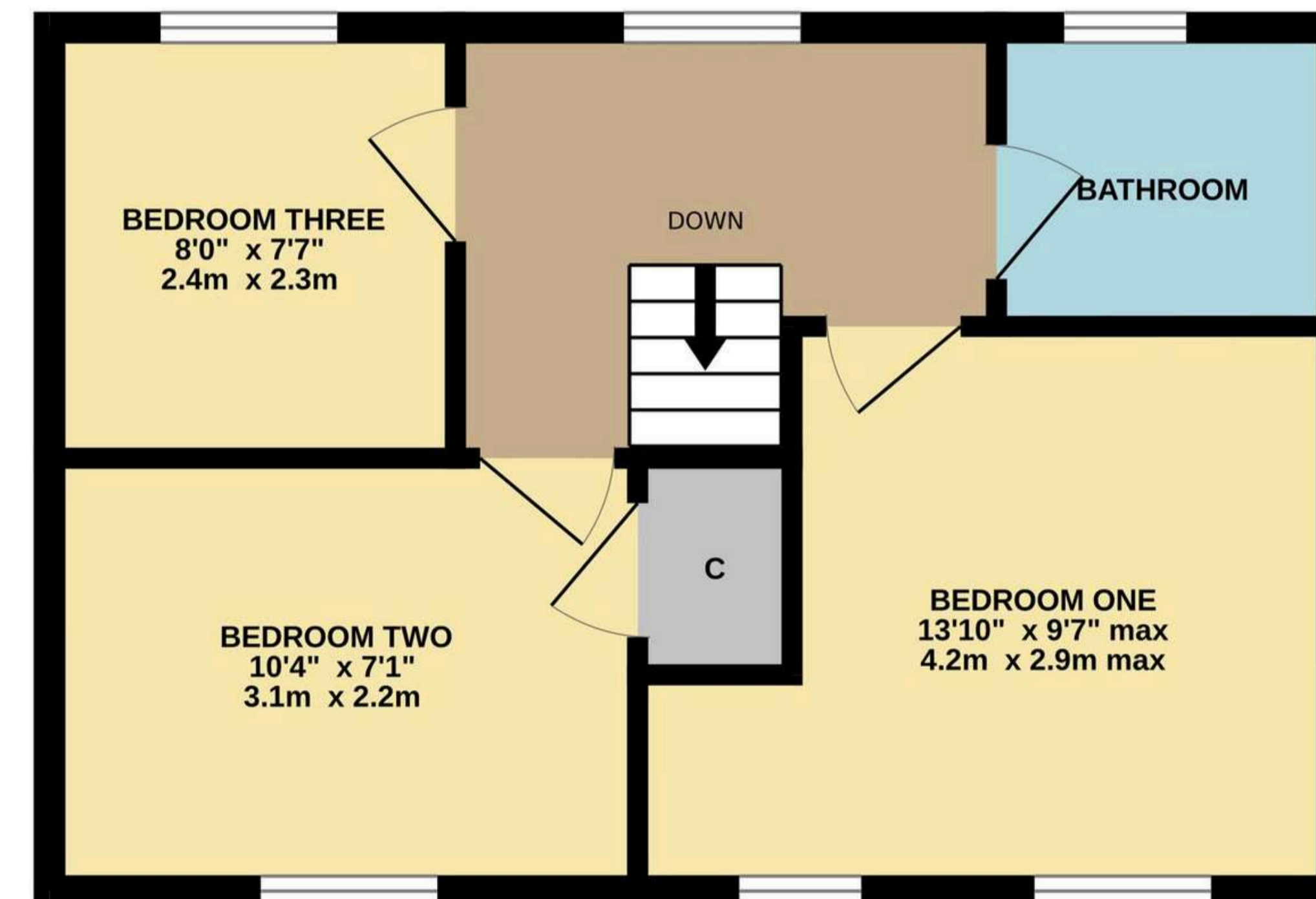
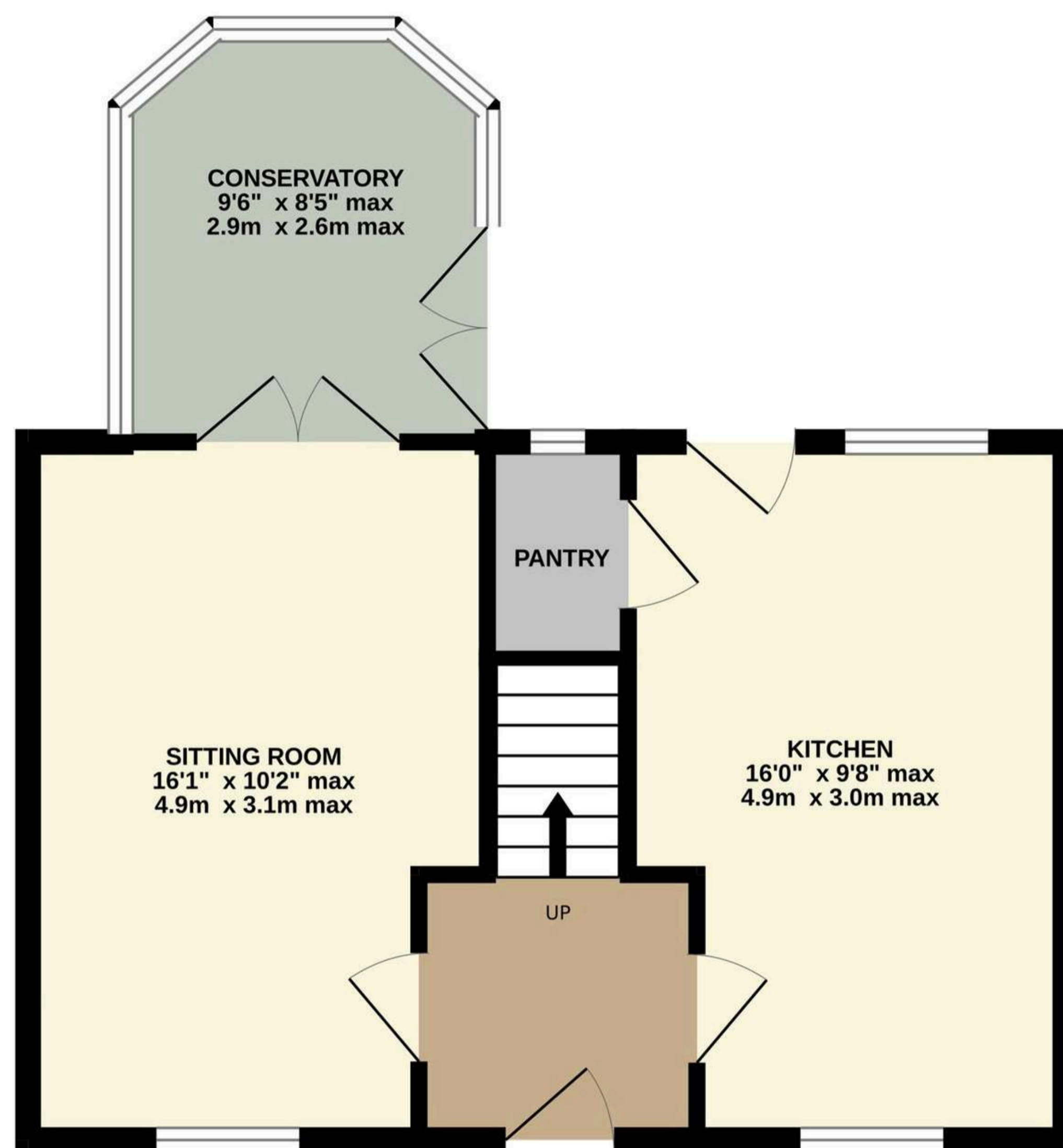
Tenure: Freehold. Council Tax Band: B.

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 : 843 sq.ft. (78.3 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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