

Smiths

your property experts

Allendale Road

Loughborough

- Superbly presented semi-detached family home
- Set on the popular Grange Park development
- Generous and light-filled ‘living’ kitchen
- Lovely extended sitting room with Bi-fold doors
- Six good-sized bedrooms and plentiful storage
- Accessible wet room and two further bathrooms
- Private driveway and spacious rear gardens
- Detached garage that has been converted into a studio



General Description

Smiths Property Experts are delighted to offer for sale this superbly presented and deceptively spacious six-bedroom family home. The property has been skillfully extended to now offer spacious living accommodation arranged over three floors. Boasting a beautifully extended sitting room with Bi-fold doors opening onto the garden, an open-plan ‘living’ kitchen, and a living room to the front. To the rear are lovely landscaped gardens, a useful garage that has been converted to a studio, and a private driveway.









The Property

The property underwent a recent program of works in 2024 and benefits from gas central heating, UPVC double glazing, and a wheelchair accessible ground-floor space. The property opens into a spacious reception hall, with stairs off and doors to all ground-floor rooms. The open-plan 'living' kitchen is the real hub of the home, fitted with base and wall units, a gas hob, a double electric oven, and plumbing for a washing machine. There is a natural opening to the extended sitting room, which has bi-fold doors that open seamlessly onto the garden, with skylight windows and spotlights. To complete the ground-floor is an accessible wet room.

The first floor landing has stairs rising from the ground floor, with doors to all rooms and a staircase to the second floor. The main bedroom has built-in wardrobes and an air conditioning unit, along with an ensuite shower room. There are three further good-sized bedrooms and the family bathroom with a modern suite. To the second floor, there are two double bedrooms, each with skylight windows and access to eaves storage space.

The Outside

A particular feature of the property is the outdoor space, which occupies a lovely corner position. There is a driveway to the rear providing parking, and a garage which has been split to provide storage to the front end, whilst the rear has been converted into a home office or studio, with full insulation, plaster, power and light, and a side personnel door.

The rear garden has been landscaped, with a raised deck providing a super space for relaxing and alfresco dining, flagstone steps leading to a shaped lawn with some raised timber sleepers, fencing to boundaries, a rear gate and outdoor power points.







The Location

The property occupies a position on the popular Grange Park development, being 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

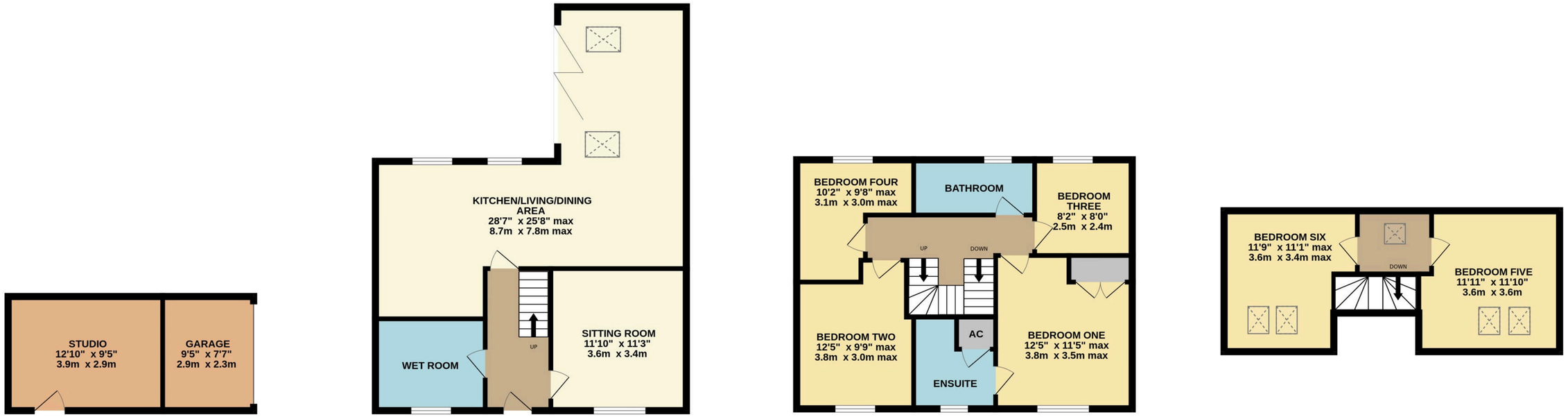
EPC Rating: C.

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 : 1736 sq.ft. (161.2 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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