



Smiths
your property experts

Windmill Rise

Woodhouse Eaves

- No upward chain
- Spacious and bright detached bungalow
- Rare opportunity to add scope and improve
- Extended sitting/dining room with a feature fireplace
- Light-filled kitchen/diner and a useful WC
- Three good-sized double bedrooms and a bathroom
- Private driveway and a detached double garage
- Generous gardens with views over Charnwood Forest

General Description

Smiths Property Experts offer to the market with no upward chain a fabulous and rare opportunity to purchase a sizeable, detached bungalow in the coveted village of Woodhouse Eaves. Set on a delightful plot and offering enormous scope for general improvement.

Offered for sale with ample living space, three double bedrooms, and a lovely garden with an outlook over Charnwood Forest. Having been in the same family for a generation, this is a rare visitor to the market that allows a new owner to put their own stamp on it or develop it further.





The Property

The bungalow occupies a sizeable plot at the end of a private driveway, and although the property is perfectly habitable, it offers enormous scope for general improvement and development. With benefits including a renewed gas combi boiler and double glazing, a porch opens into a welcoming hallway with doors that lead off to all rooms.

An extended sitting/dining room has a feature fireplace, patio doors onto the rear garden and offers ample space for entertaining. The kitchen/diner overlooks the front elevation, has a range of solid base and wall units and integrated appliances.

There are three good-sized double bedrooms, two of which have built-in wardrobes, and the main bedroom enjoys a dual aspect with views over the garden. A rear porch has a door to the garden and a WC off, and the main bathroom has a three-piece suite.





The Outside

The property occupies a lovely plot at the end of a private driveway, with ample parking and access to the recently constructed detached brick double garage. The outside space is a particular feature, with vehicular access to the rear, and a mature garden with a sweeping lawn which, with its elevated position within the village, gives superb views over Charnwood Forest.

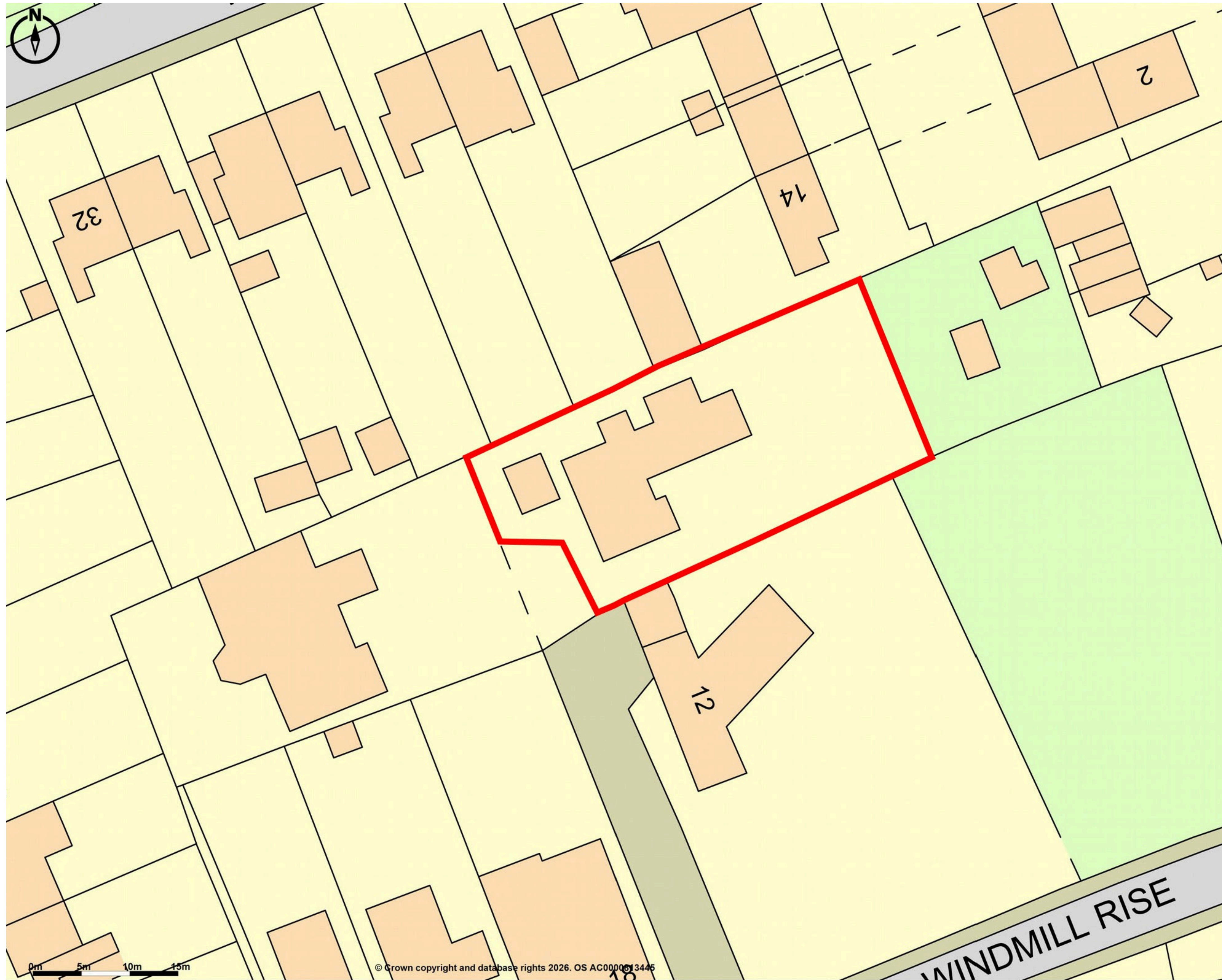
A patio terrace makes the most of the daytime sun, with well-established flower and shrub borders and a greenhouse. There is a basement beneath the bungalow, which is accessed from the rear, and could be incorporated into additional living space, a workshop, or garden room.

The Location

The village of Woodhouse Eaves is one of the prime locations in the East Midlands. It is situated 3 miles from Loughborough, which offers excellent private schooling and road/rail networks, providing superb nationwide access.

There is also an excellent choice of local eateries and public houses, as well as beautiful countryside surroundings, including the local country parks of Beacon Hill, Bradgate Park, Swithland Woods, and Cropston Reservoir.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: F.

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.

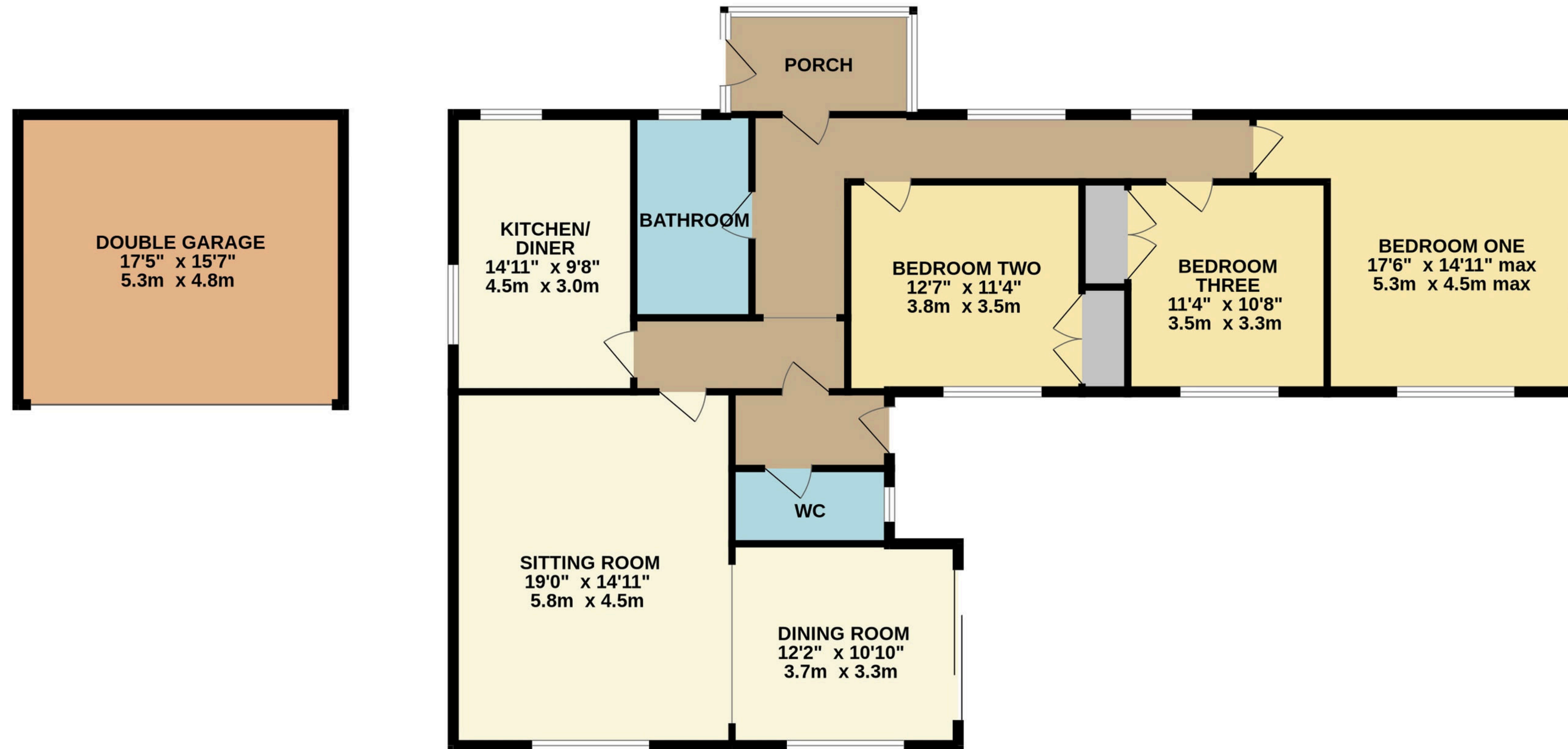


01509 278842

sales@smithspropertyexperts.com

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TOTAL FLOOR AREA : 1709 sq.ft. (158.8 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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