



Smiths
your property experts

Albany Street

Loughborough

- Spacious traditional bay-fronted window
- Recently redecorated and well-maintained
- Beautiful open-plan kitchen/diner
- Generous sitting room and a conservatory
- Three good-sized bedrooms and a bathroom
- Set behind a driveway and gravelled front garden
- Lovely south-west-facing garden and a summer house
- Within walking distance of Loughborough

General Description

Smiths Property Experts are delighted to offer for sale this superbly presented, traditional bay-fronted detached family home. On a quiet residential street within walking distance of Loughborough town centre.

The property has been well-maintained and recently redecorated, with new wooden internal doors. There is ample living space with an open-plan kitchen/diner, a formal sitting room and a conservatory which opens onto the south-west-facing gardens. With three generous bedrooms and a bathroom, along with parking to the front, this is a home which must be viewed to truly appreciate the quality and size of accommodation.





The Property

The property benefits from gas central heating, UPVC double glazing and is entered via a front door into a spacious reception hall, with stairs off and doors to all ground floor rooms. The sitting room is a naturally bright room, with a bay window to the front, laminate flooring and coving. The kitchen/diner is the hub of the home, creating a sociable dining and entertaining space. With a fitted kitchen with base and wall units, a gas hob and a double electric oven, plumbing for a washing machine and a peninsular which separates the dining area. French doors open into the conservatory, which provides further entertaining space and brings the garden into the home. To complete the ground floor, there is a WC.

The first floor landing has stairs rising from the ground floor, with doors to all rooms and access to the loft. The main bedroom has a bay window to the front and exposed floorboards; bedroom two is another double room and overlooks the garden, and the third bedroom is a good-sized single. The bathroom is fitted with a three-piece suite comprising a bath with shower over, low-level WC and wash hand basin.



The Outside

A particular feature of the property is the outdoor space, with a driveway to the front providing ample parking, a pathway to the front door and a gravelled front garden. The rear garden has a south-westerly orientation which captures the afternoon and evening sun. There is a patio terrace, perfect for alfresco dining, a timber summer house, and the garden is mainly laid to lawn, with fencing to all sides and the potential to create a vegetable garden.



The Location

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Property Information

EPC Rating: E.

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 : 1037 sq.ft. (96.3 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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