



Smiths  
your property experts

# Bramcote Road

Loughborough

- No upward chain
- Situated on the favoured Forest side of Loughborough
- Fitted kitchen/breakfast room and a separate dining room
- Spacious sitting room with direct garden access
- Useful utility room and a ground-floor WC
- Four good-sized bedrooms and two bathrooms
- Generous driveway and a double garage
- Beautiful rear gardens and a timber summer house

## General Description

Smiths Property Experts offer to the market with no upward chain this superb four-bedroom family home, which has been owned by the same family since it was built in the early 1970s. Situated on the favoured Forest side of Loughborough, with views to the front over the Outwoods and Charnwood forest.

Being offered for sale in immaculate order yet giving a new owner an opportunity to put their own stamp on it, the spacious layout provides versatile living space arranged over two floors and benefits from central heating with a recently replaced boiler and UPVC double glazing.





## The Property

The property is entered via a front door into a welcoming hallway, with a useful cloak cupboard and a ground-floor WC. The sitting room is a naturally bright room, with a dual aspect provided by a window to the front and patio doors to the garden, and there is also a feature fireplace with an open grate. The separate dining room overlooks the front with a serving hatch to the kitchen. The kitchen/breakfast room is fitted with a range of base and wall units, including a free-standing oven. There is plumbing for a washing machine and space for a dishwasher, as well as a useful rear lobby which offers direct garden access. The family room provides a further dimension, offering a versatile space, making it ideal as a playroom or home office.

The first floor landing leads to four well-proportioned double bedrooms, three of which have built-in wardrobes, the master bedroom has an ensuite shower room, and there is a recently refitted family bathroom.

## The Outside

The property occupies a delightful plot, with a driveway to the front providing off-road parking and access to the garage. There is a pleasant front garden with an assortment of established shrubs, with a shaped front lawn and side access to the rear.

The rear garden is beautifully laid out, with a block paved patio terrace, steps rising through established planted borders to a lawn, some box hedges and a timber summer house which makes the most of the evening sun. The double garage has an electric up and over door to the front, a rear internal door, power and light.





## The Location

The property occupies a position on Bramcote Road, a favoured location on the Forest side of Loughborough, with Countryside walks over the Outwoods and beyond on the doorstep. There are several well-regarded primary and secondary schools within easy walking distance, Loughborough town centre is a five-minute drive away and commuting out of Loughborough with the M1 motorway network at Junction 23 is just a short distance away. Loughborough has a wide array of shopping facilities, supermarkets and schooling, with the renowned University being on the doorstep. There is a train station, and the nearby A6 road provides convenient access to Loughborough and Leicester.

## Property Information

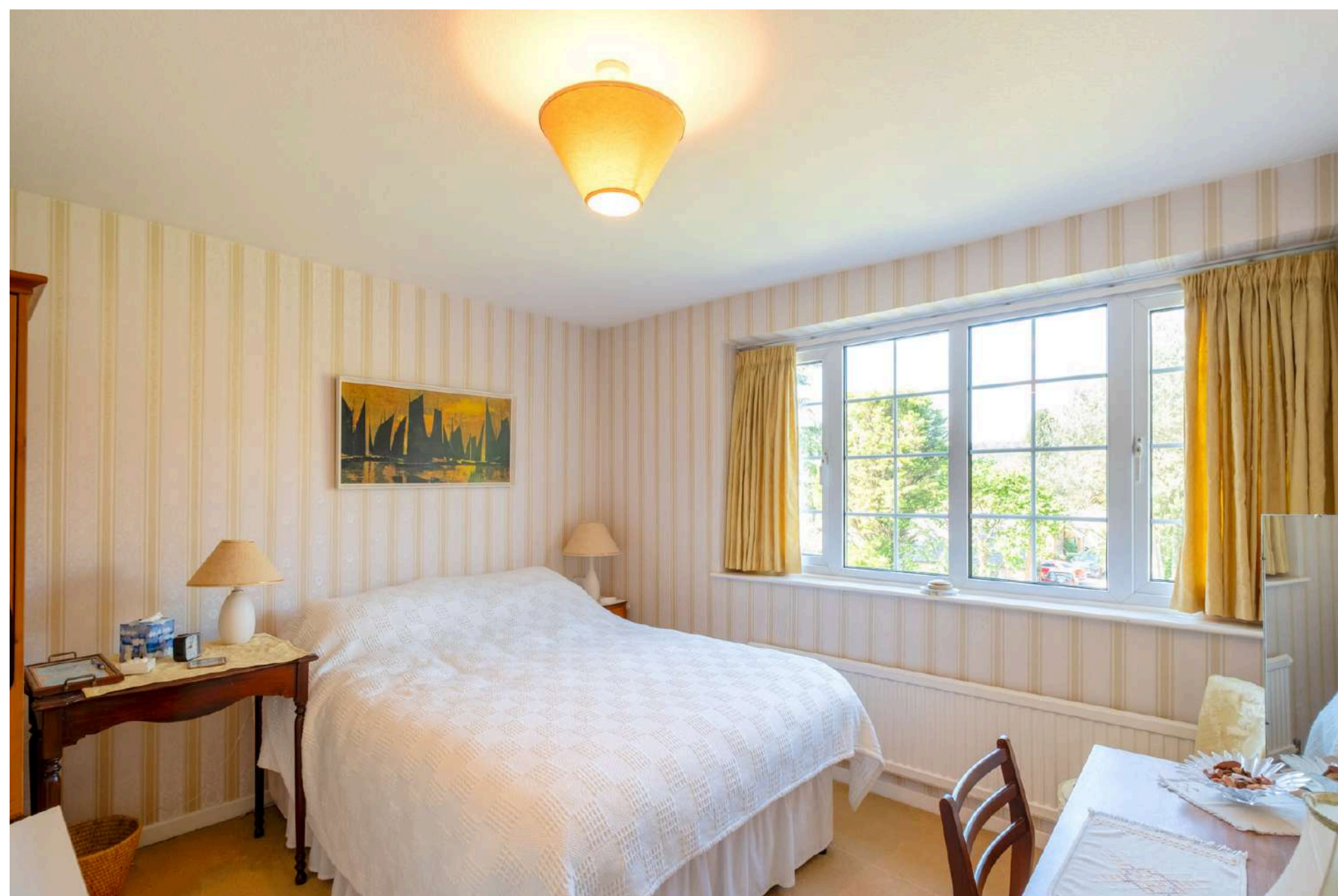
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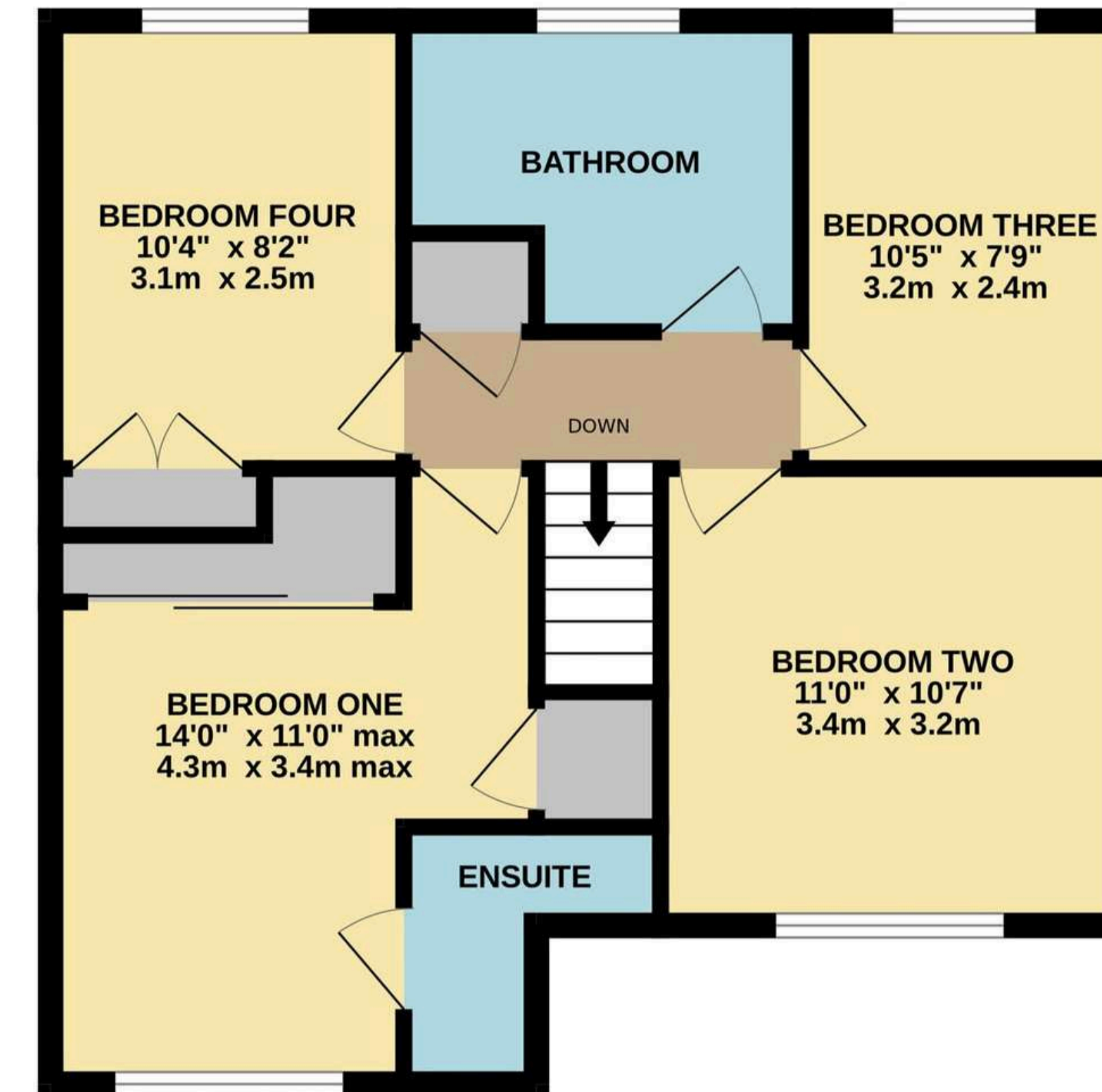
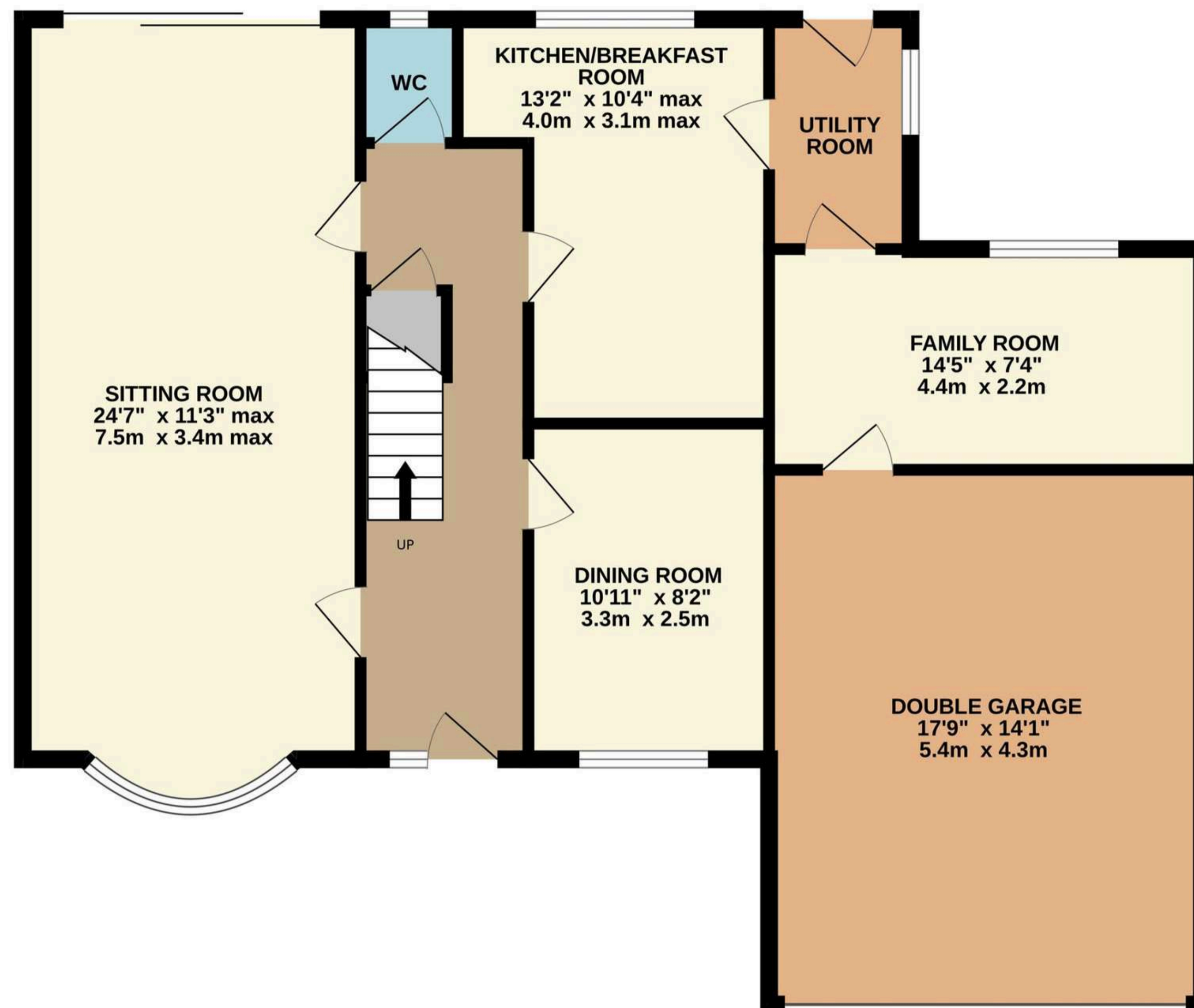
Tenure: Freehold. Council Tax Band: E.

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 : 1574 sq.ft. (146.2 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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