



Smiths
your property experts

Wolsey Way

Loughborough

- Superbly presented end town house
- Private and pleasant cul-de-sac position
- Spacious sitting room with an electric fire
- Fitted kitchen and a light-filled conservatory
- Two good-sized bedrooms and a bathroom
- Lovely westerly-facing rear gardens
- Tiered vegetable patches and a patio terrace
- Allocated parking space

General Description

Smiths Property Experts are delighted to offer for sale this superbly presented, two-bedroom end town house occupying a pleasant cul-de-sac position. Having been well maintained by the present owner. Including replacement UPVC double glazing, a conservatory which was rebuilt in 2020, upgraded flooring, refitted electric wall heaters, and a driveway to the front. There is a westerly-facing rear garden, with the scope for a raised vegetable patch, perfect for a budding gardener.





The Property

The property benefits from UPVC double glazing, electric heating and is entered via a front door into the reception hallway, with laminate flooring which continues into the sitting room and stairs off to the first floor. The kitchen has a range of base and wall units with work surfaces over, space for an oven with an extractor hood over and plumbing for a dishwasher. The sitting/dining room is a naturally bright room, with useful understairs storage, a feature electric log-burning fire, inset ceiling spotlights, an electric wall heater and patio doors which open to the conservatory. The conservatory was rebuilt in 2020 and opens beautifully onto the garden through French doors.

The first-floor landing has loft access to a partially boarded loft with a drop-down ladder, and the airing cupboard. There are two well-proportioned double bedrooms, and the bathroom is fitted with a modern three-piece suite including a shower over the bath.

The Outside

A particular feature of the property is the outdoor space, with a driveway to the front providing ample parking, and a slabbed area leading to the front door. There is a covered, side-gated storage space which leads to the rear garden. The rear garden enjoys a westerly aspect which makes the most of the afternoon sun, with a patio terrace and slabbed front garden.

The rear garden has a westerly orientation which captures the afternoon and evening sun. There is a patio terrace, perfect for alfresco dining, and the garden is mainly laid to lawn, with steps leading up to tiered vegetable patches, perfect for a 'grow your own' space, with fencing to boundaries.





The Location

The property is situated within walking distance of Loughborough town centre on a quiet residential street, conveniently close to a wide range of shopping facilities, supermarkets, pubs, and eateries. There is a train station within walking distance, with direct lines to Leicester, Nottingham, and London, as well as easy access to excellent road networks, including the A6 and M1 motorway.

Property Information

EPC Rating: E.

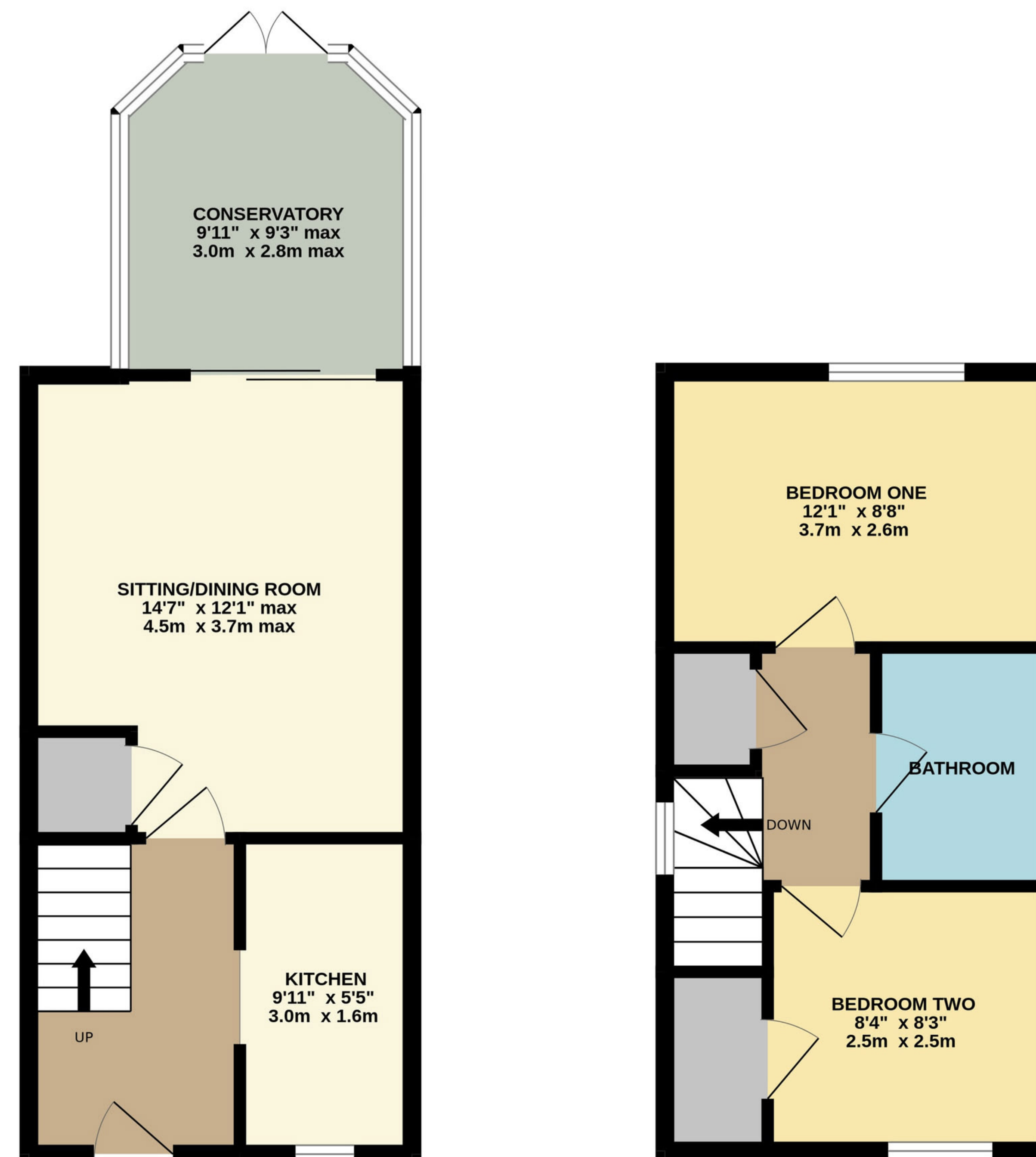
Tenure: Freehold. Council Tax Band: B.

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 : 682 sq.ft. (63.4 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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