



Smiths
your property experts

Robin Mews

Loughborough

- Deceptively spacious modern end townhouse
- Flexible living space over three floors
- Three good-sized bedrooms and two bathrooms
- Two reception rooms and a kitchen/breakfast room
- Off-road parking and a garage
- Mature south-facing rear gardens
- Gas central heating and uPVC double glazing
- Walking distance to the town centre and university

General Description

Smiths Property Experts offer to the market a deceptively spacious end townhouse set in a pleasant cul-de-sac on the popular Kingfisher development, within easy walking distance of the university and town centre. The flexible living space spans three floors and includes two reception rooms, three good-sized bedrooms, and two bathrooms. The property also benefits from a garage and off-road parking.





The Property

The property benefits from gas central heating and uPVC double glazing. The accommodation is entered via a front door into a spacious entrance hallway, with doors to all ground-floor rooms.

The kitchen/breakfast room has a range of base and wall units, space for an American-style fridge freezer and range-style cooker, plus room for a breakfast table. The dining room could also be utilised as a ground-floor bedroom, with built-in storage and a door opening onto the garden.

The first floor has a spacious sitting room with double Juliet-style balcony doors to the front, and a feature electric fireplace with surround. Bedroom three is also on the first floor, with windows overlooking the rear garden.

On the second floor is the main bedroom suite, with windows to the front, space for wardrobes, and an ensuite shower room. There is a further double bedroom and the main bathroom with a three-piece suite.



The Outside

The property sits on a lovely plot, with a south-facing orientation that captures the sun. There is a small front garden with a picket fence and access via the side of the property to the off-road parking and garage. The rear garden has a patio terrace, ideal for alfresco dining, with a shaped lawn, well-stocked established flower borders, fencing to the boundaries, and rear gated access.



The Location

Occupying a position within this cul-de-sac on the Kingfisher development in Loughborough, just off the town end of Forest Road, the property is within easy walking distance of Loughborough University and Loughborough town centre. 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 Leicester.

Property Information

EPC Rating: C.

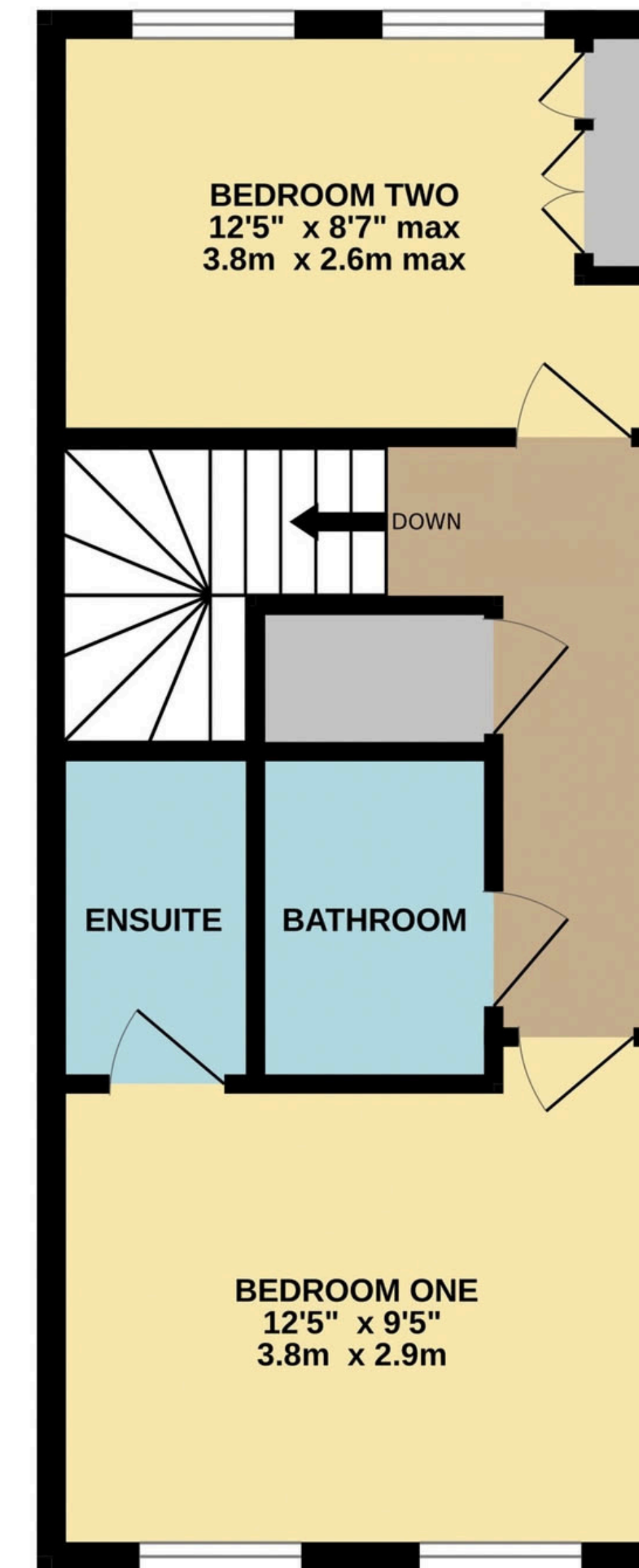
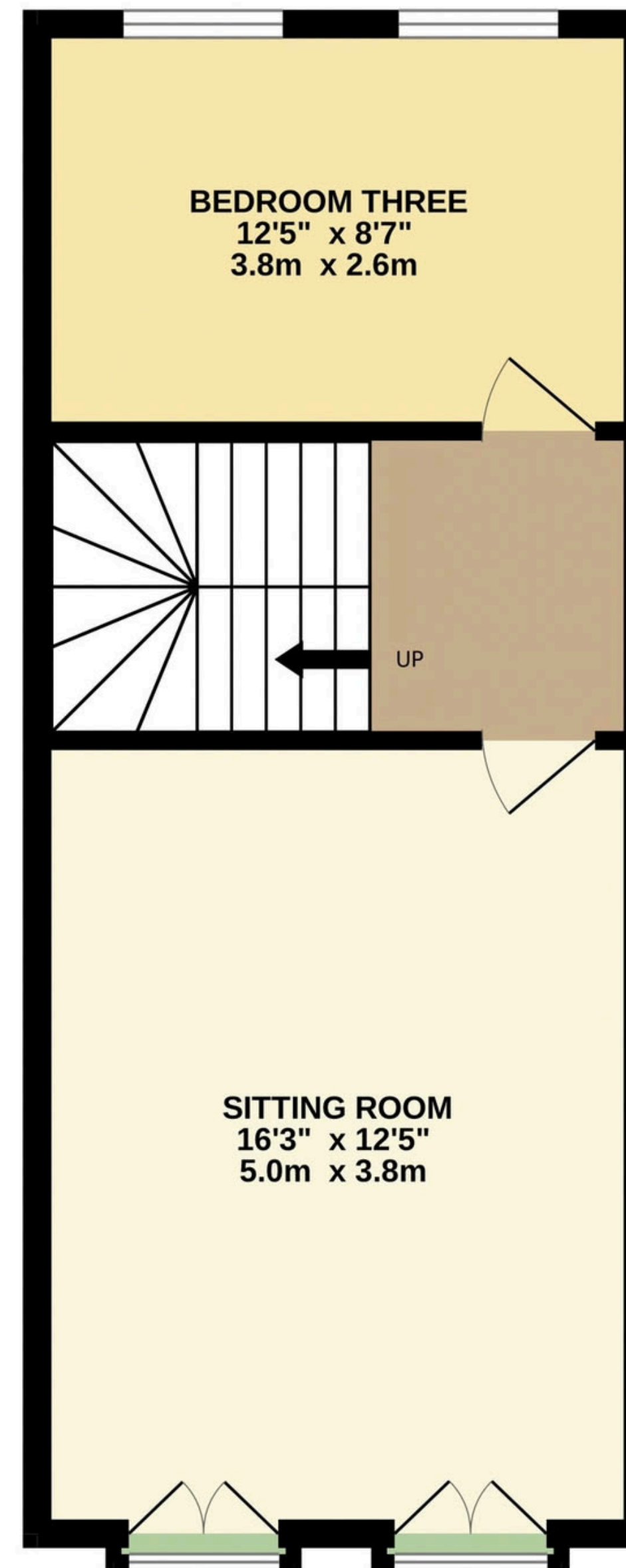
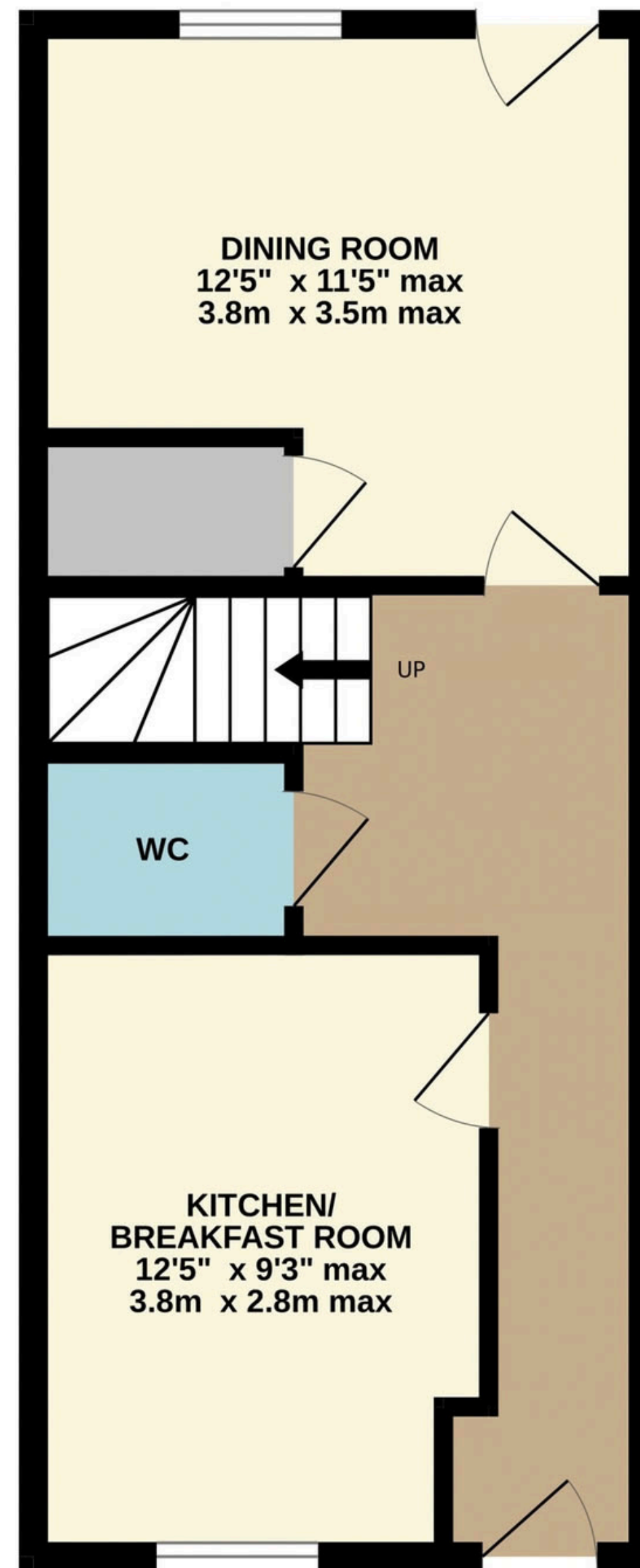
Tenure: Freehold. Council Tax Band: D.

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 : 1158 sq.ft. (107.6 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.
Made with Metropix ©2026



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



