



**Smiths**  
your property experts

# Althorpe Drive

Loughborough

- Spacious semi-detached family home
- Contemporary kitchen/diner with a breakfast bar
- Light-filled living/dining room and a cosy/study
- Three double bedrooms and two bathrooms
- Lawned rear garden with a flagstone terrace
- Generous block-paved driveway with an EV charger
- Useful garage converted into a gym
- Sought-after residential area close to a bus route



## General Description

Smiths Property Experts offer to the market this beautifully presented and deceptively spacious semi-detached family home situated in a sought-after residential area of Loughborough. Significantly improved by the current owners, this lovely family home features an updated kitchen/diner and a landscaped rear garden. The accommodation is versatile and perfectly laid out for modern family life. There are three double bedrooms, two bathrooms, and two reception rooms.

The property occupies a delightful, elevated plot, offering excellent views of the Loughborough skyline. The garage has been converted to a gym, ideal for those needing extra space. With other benefits including gas central heating and double glazing, this house must be seen to fully appreciate the size and quality of accommodation on offer.





## The Property

The property has been superbly extended and offers spacious living accommodation arranged over two floors. Entered via a front door into the hallway, with stairs to the first floor, double doors to the light-filled dual-aspect sitting/dining room, and a door to the study/snug.

The kitchen/diner has been updated to include new worktops, units, and a breakfast bar for casual dining. There is a door leading to the rear garden.

Upstairs, there are three double bedrooms. Bedrooms one and two feature built-in wardrobes. The main bathroom has a white three-piece suite with a shower over the bath, and there is also a separate shower room. The loft is boarded and accessible via a drop-down ladder.

## The Outside

To the front of the property is a block-paved driveway that provides ample parking and an EV charger. The rear garden is a particular feature, with a re-laid flagstone patio, steps leading down to a shaped lawn, and a further patio terrace. There is also a timber garden shed. The garage has been converted into a useful space and is currently utilised as a gym. There is power, lighting, and plumbing for a washing machine.



## The Location

The property is situated within the popular Thorpe Acre district of Loughborough. Within a 10-minute walk, there is a doctor's surgery, a pharmacy, and a supermarket. Access to the M1 motorway network is convenient. There is a bus stop nearby, providing access to the town centre, and it is on the doorstep of lovely rural walks.

## Property Information

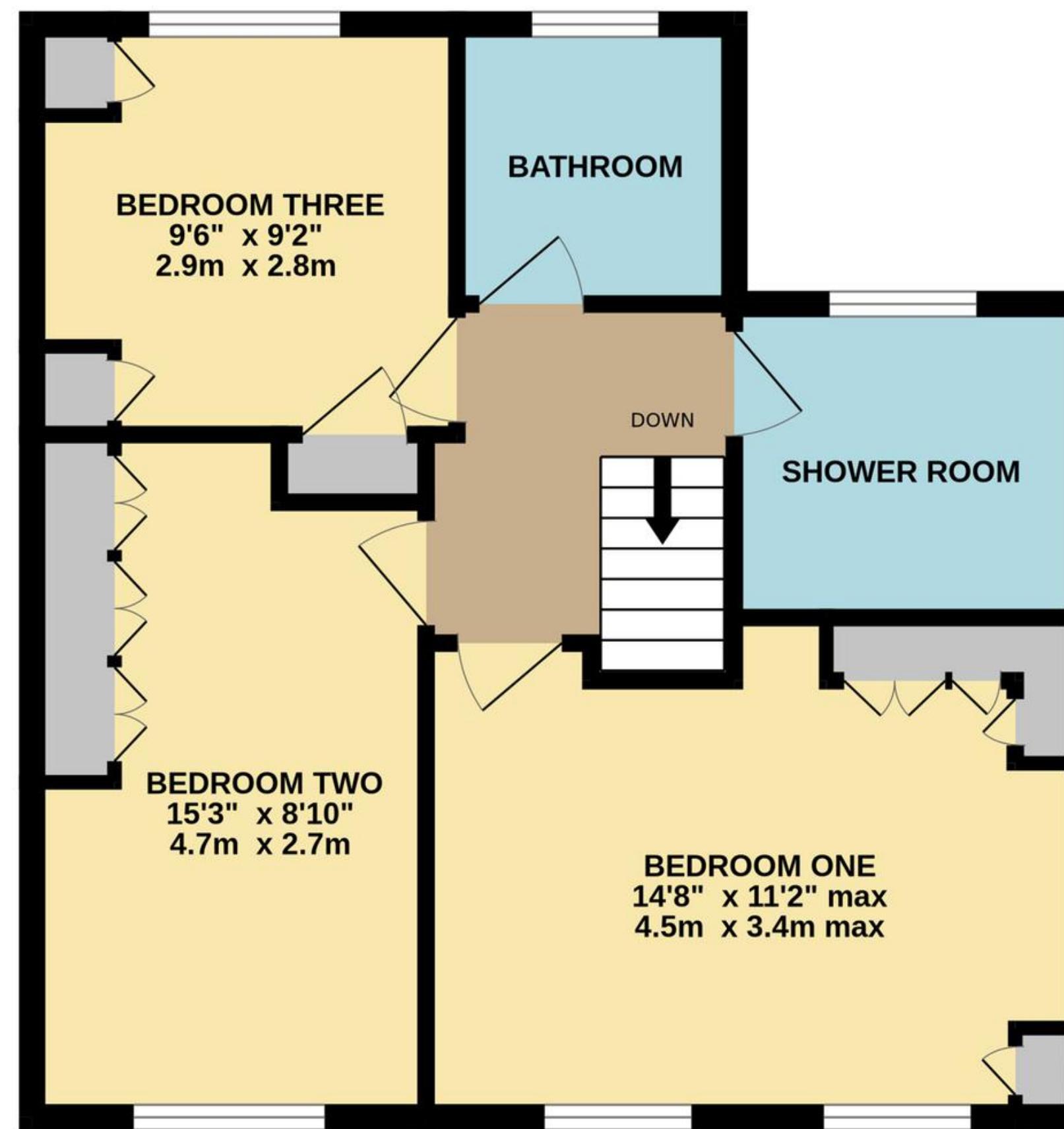
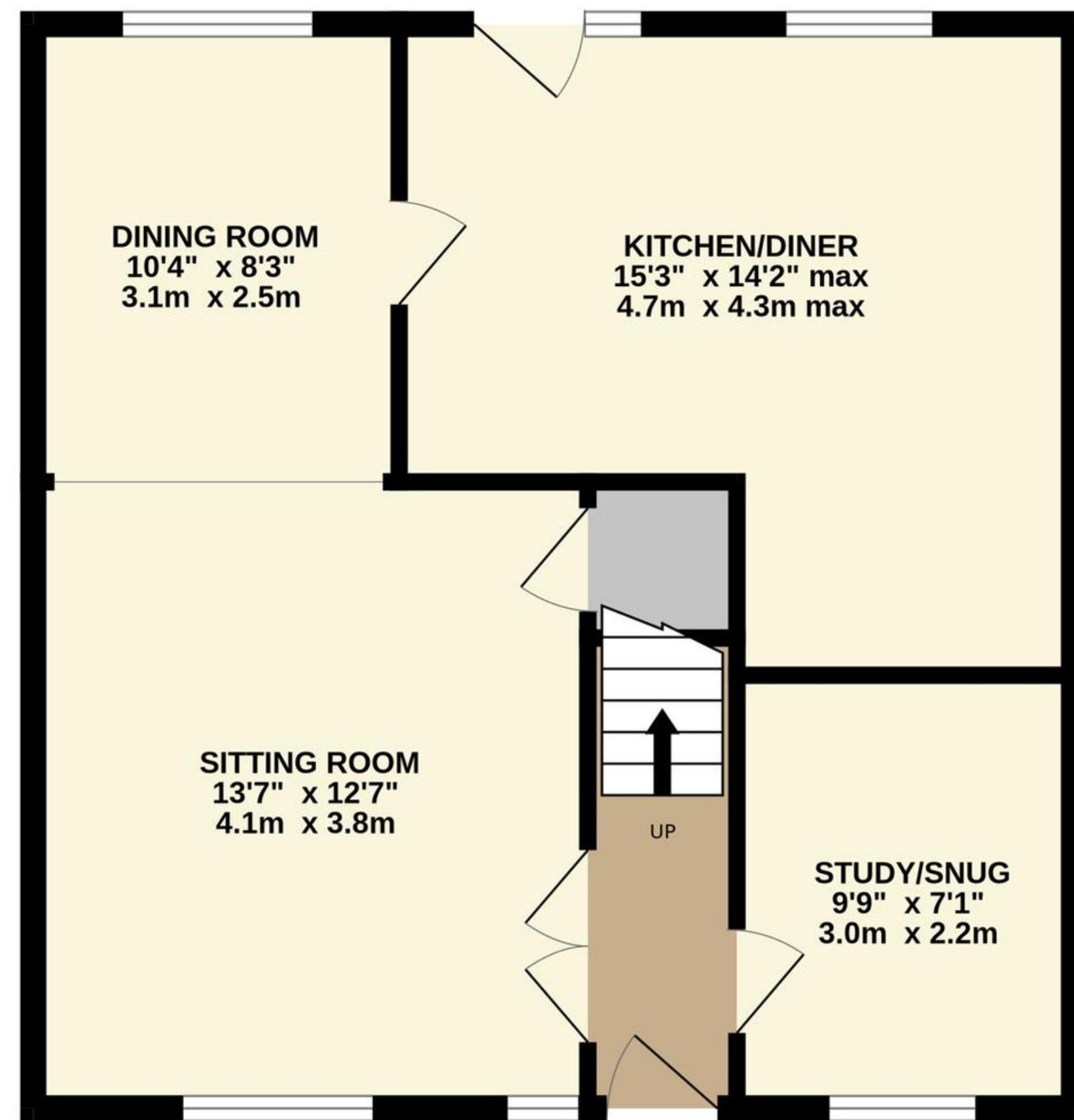
EPC Rating: C.

Council Tax Band: C.

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 : 1241 sq.ft. (115.3 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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