



Smiths
your property experts

Tynedale Road

Loughborough

- Spacious and extended link-detached home
- Set on the 'Forest Side' of Loughborough
- Replaced kitchen/diner with direct garden access
- Three generous light-filled reception rooms
- Four good-sized bedrooms and two bathrooms
- Set behind a private driveway and pretty front gardens
- Secure south-facing gardens and an enclosed carport
- Easy access to Loughborough town centre

General Description

Smiths Property Experts are favoured with the instruction to market this spacious, mature family home on the 'Forest Side' of Loughborough. The property is located in a peaceful residential setting with a large driveway and, to the rear, sunny, south-facing gardens.

The property has been well maintained by the previous owners and extended to offer a gross internal area measuring approximately 1532 square feet of floor space, with the addition of a gated and covered carport. There are four good-sized bedrooms, two bathrooms, and three reception rooms, including a large sitting room.





The Property

The generous extended entrance hall has a WC, and in turn leads through to a central dining room with stairs rising to the first-floor landing. There are three reception areas in total, including a dining room, a spacious main sitting room to the front, and to the rear a modern replaced kitchen/diner with direct access onto south-facing gardens.

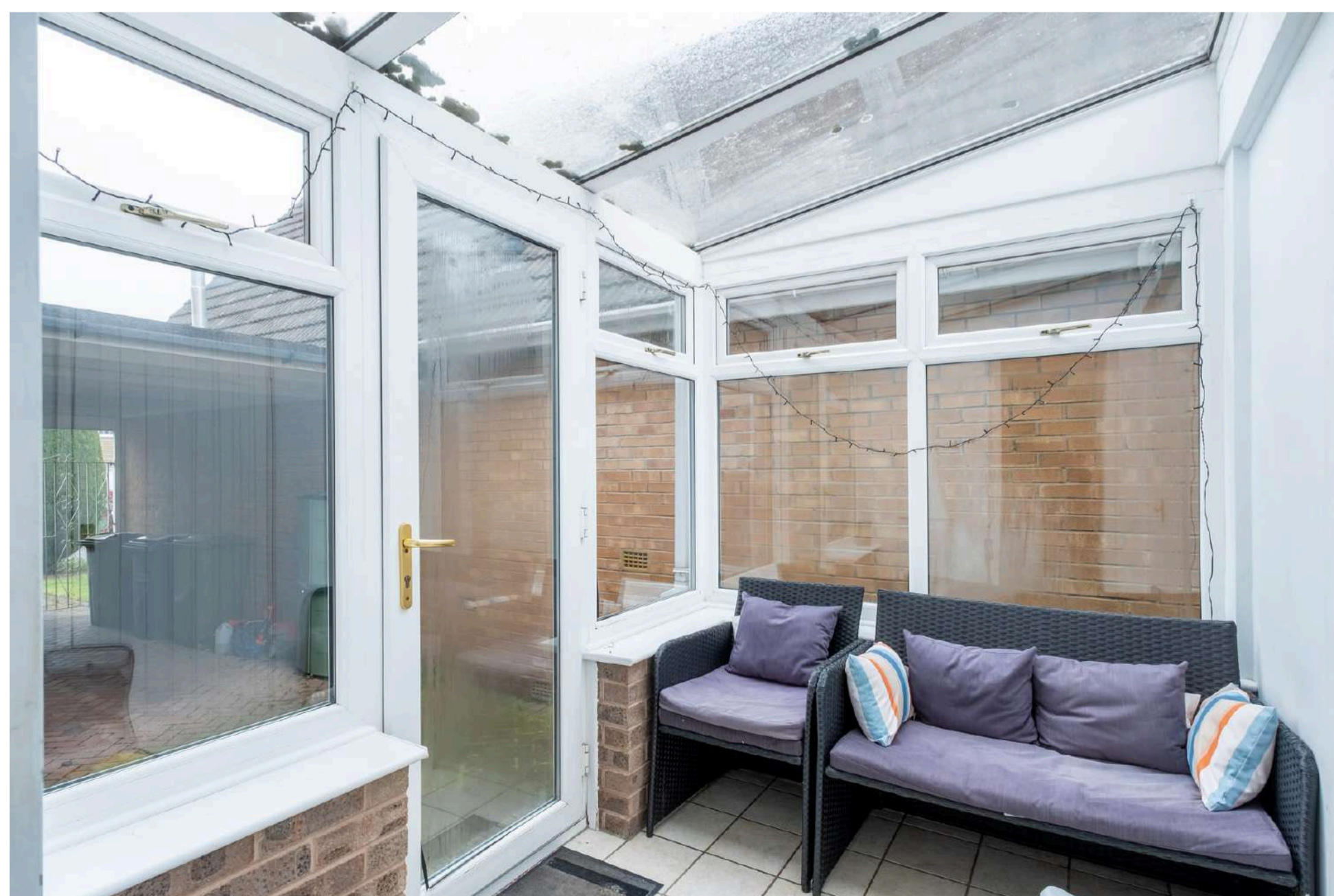
A useful conservatory space is attached to the kitchen, accessible via the gated carport/driveway, and behind are the original outbuildings, now a useful utility/store.

Upstairs and on the first floor are four good-sized bedrooms and the family bathroom. The main bedroom also has a useful en-suite shower room. The property is fully UPVC double-glazed and gas centrally heated.

The Outside

This spacious family home is set back from the peaceful residential road behind a block-paved private driveway and front gardens. There is an enclosed carport to the left-hand side, which also provides access to the rear of the property.

The plot has private south-facing rear gardens that are mature, mainly laid to lawn with a patio terrace to the immediate rear of the main house.





The Location

The property is located in a sought-after residential area on the desirable 'Forest Side' of Loughborough, within easy reach of both the town centre and beautiful Leicestershire countryside in the Charnwood Forest. The setting is convenient for access to Loughborough University. Excellent state and private schools are in the local vicinity, including the well-regarded Holywell Primary School and Mountfields Lodge School.

Property Information

EPC Rating: D.

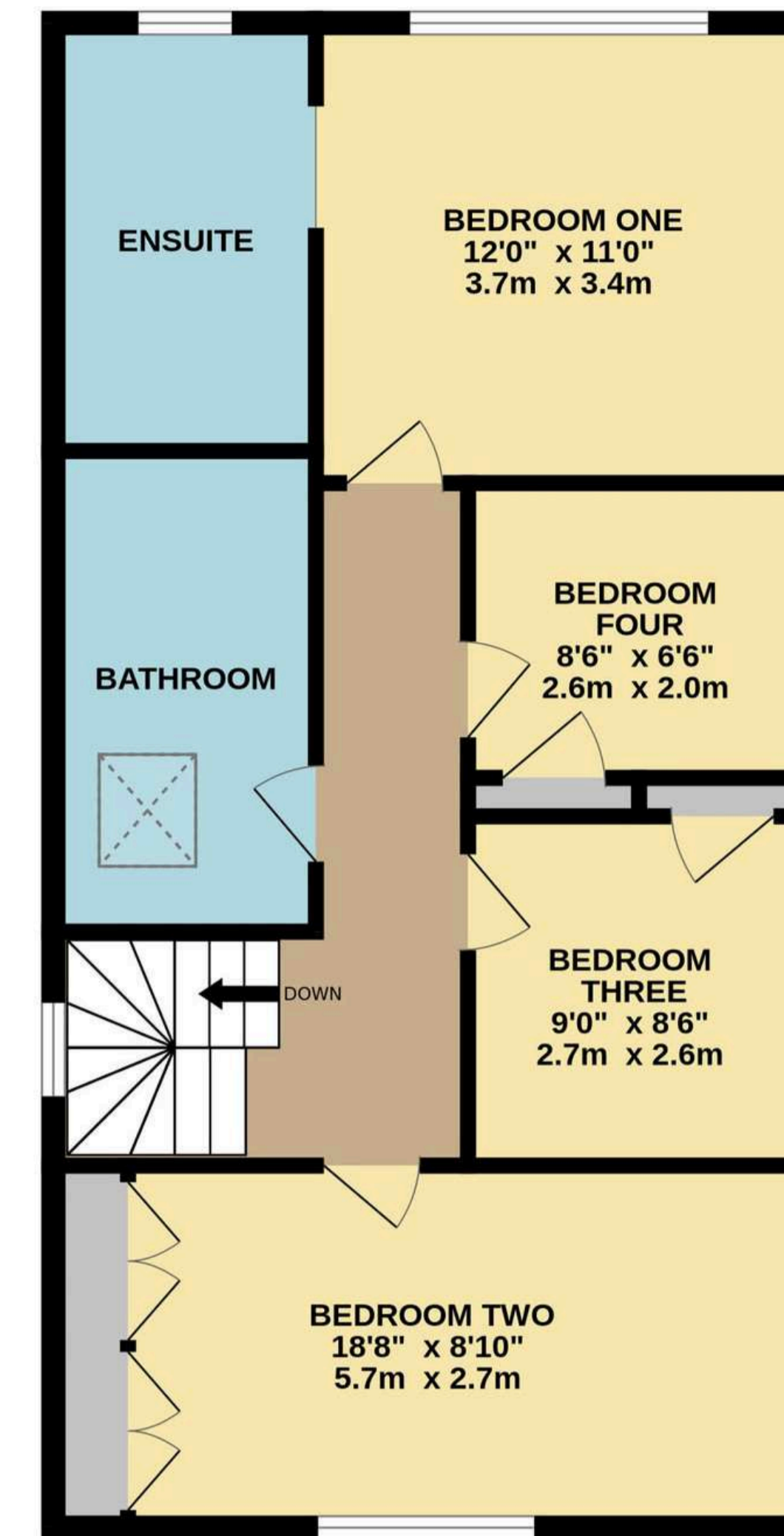
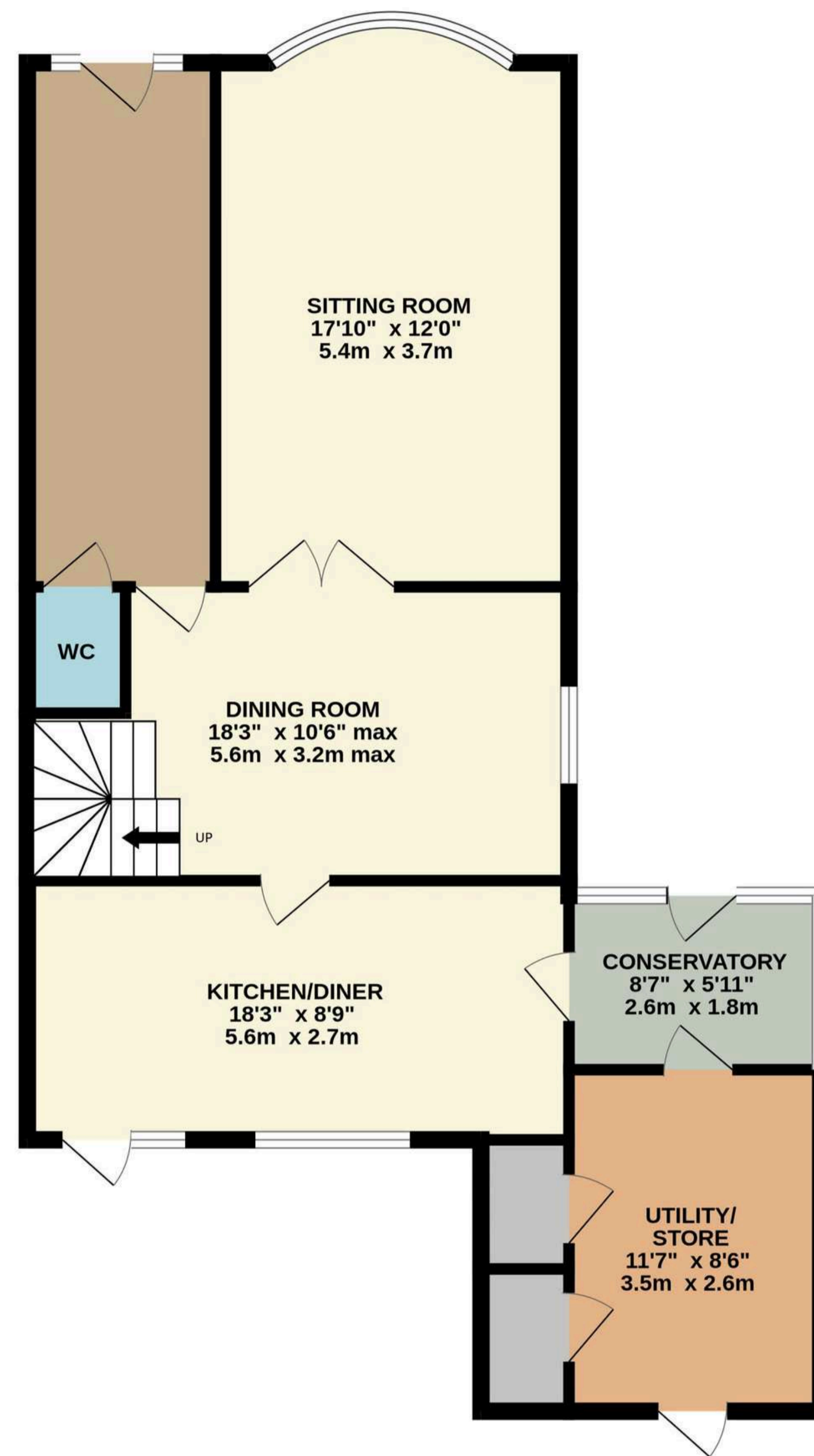
Council Tax Band: E.

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 : 1532 sq.ft. (142.3 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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