



Smiths
your property experts

Meadow Lane

Loughborough

- Delightful Victorian end-terrace
- Full of charm and character throughout
- Lovely, fitted kitchen and a separate dining room
- Spacious sitting room with a log-burning stove
- Three good-sized bedrooms and a family bathroom
- Spacious rear garden and raised vegetable beds
- Plentiful on-street permit parking
- Within walking distance of the town centre

General Description

Smiths Property Experts are pleased to offer to the market this delightful Victorian end-terrace home. The property is full of character and charm, retaining some original features, and offering spacious accommodation set over two floors. Internally, the property has three good-sized bedrooms, two reception rooms, and a ground-floor bathroom. There is a lovely garden to the rear, on-street permit parking, and easy access to the town centre and train station.





The Property

The property benefits from gas central heating with a recently replaced combination boiler, and uPVC double glazing. The front sitting room has original plasterwork, an inset cast iron log-burning stove, a bay window to the front elevation, and a multi-paned window through to the dining room. The dining room has stairs off to the first floor, with a door to the kitchen.

The kitchen is fitted with a range of base and wall units with solid wood worksurfaces, space for a gas oven, plumbing for a washing machine and dishwasher. Whilst the rear lobby provides space for a fridge freezer. To complete the ground floor, there is a generous bathroom with a shower over, low-level WC and a wash hand basin.

The first floor is accessed via a staircase with exposed timber steps and a half landing with balustrade. There are three good-sized bedrooms, all of which have built-in wardrobes for storage. The main bedroom boasts an ornate fire surround, and the second and third bedrooms will both accommodate a double bed.

The Outside

Externally, the property has on-street permit parking to the front, with a walled front garden, a pathway to the front door, and side gated access.

The rear garden is much improved, enjoying a west-facing orientation which makes the most of the evening sun. There is a patio terrace, perfect for alfresco dining, with some raised vegetable beds, a robust timber garden shed, walls and fencing to boundaries.





The Location

The property is situated within walking distance of Loughborough town centre, conveniently close to a wide range of shopping facilities, supermarkets, pubs, and eateries, as well as primary and secondary schooling. 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: D.

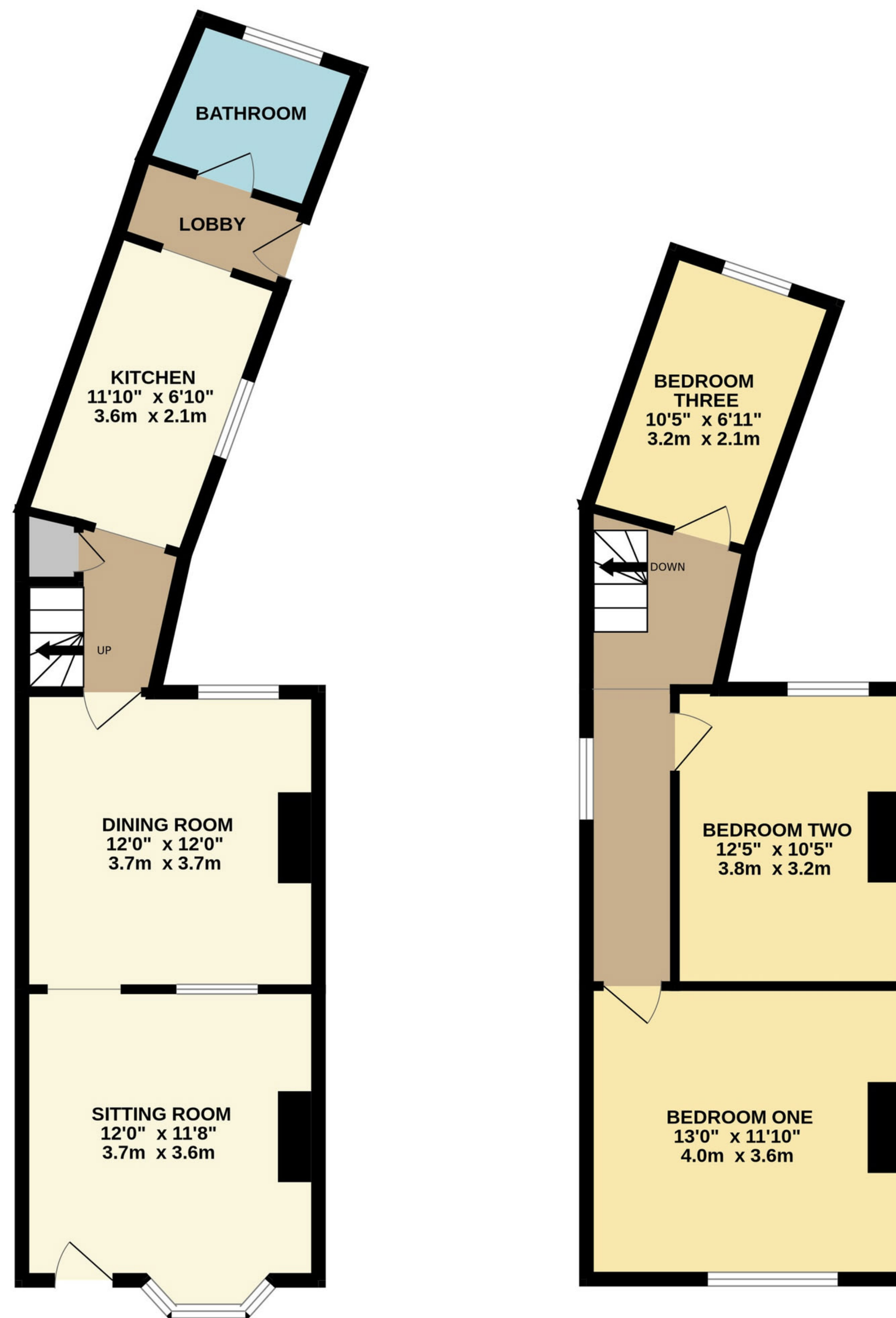
Tenure: Freehold. Council Tax Band: A.

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 : 878 sq.ft. (81.5 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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