Smiths

your property experts

Tiverton Road

Loughborough

- Superb and immaculate semi-detached home
- Situated on the Forest side of Loughborough
- Catchment for Outwoods Edge and Woodbrook Vale
- Three good-sized bedrooms and a family bathroom
- Light-filled kitchen/diner with direct garden access
- Home office complete with hard-wired internet
- Spacious plot with a widened driveway
- Generous, landscaped front and rear gardens



General Description

Smiths Property Experts are delighted to offer to the market this superb semi-detached home within the catchment area for Outwoods Edge and Woodbrook Vale schools. Immaculately presented, the property sits on a generous plot with potential to extend (subject to planning permission) and offers eye-catching views over Charnwood Forest. It has three good-sized bedrooms, a superb kitchen/diner, and a home office with hard-wired internet. This is a wonderful family home, and a viewing is considered essential to appreciate.









The Property

This super home benefits from uPVC double glazing and gas central heating. You enter via a front door into a welcoming hallway, with stylish wood laminate flooring that continues into the kitchen. The sitting room is naturally bright, with a picture window overlooking the front and a chimney recess to fit a log burner. The kitchen/diner is a particular feature, with a range of fitted base and wall units with work surfaces over, integrated appliances and a range-style cooker. French doors open onto the rear garden.

The first-floor landing has a side window and leads to three good-sized bedrooms, two of which are doubles with built-in wardrobes. The front bedrooms afford exceptional views across the forest. The bathroom is fitted with a three-piece suite, including a bath with a shower over.

The Outside

Externally, the property occupies a spacious plot, with a widened driveway providing ample parking. The front garden has a shaped lawn with side-gated access to the rear. The rear garden features a patio terrace, steps leading up to a shaped lawn, and a further patio that captures the evening sun. The garage has been split, with the front section having an up-and-over door and providing storage. To the rear, a purpose-built home office is fully insulated, with power and light, a hardwired internet connection, and a door and window to the side.







The Location

The property sits on Tiverton Road, a favoured location on the Forest side of Loughborough, with Countryside walks over The Outwoods and beyond on the doorstep. Several well-regarded primary and secondary schools are within easy walking distance.

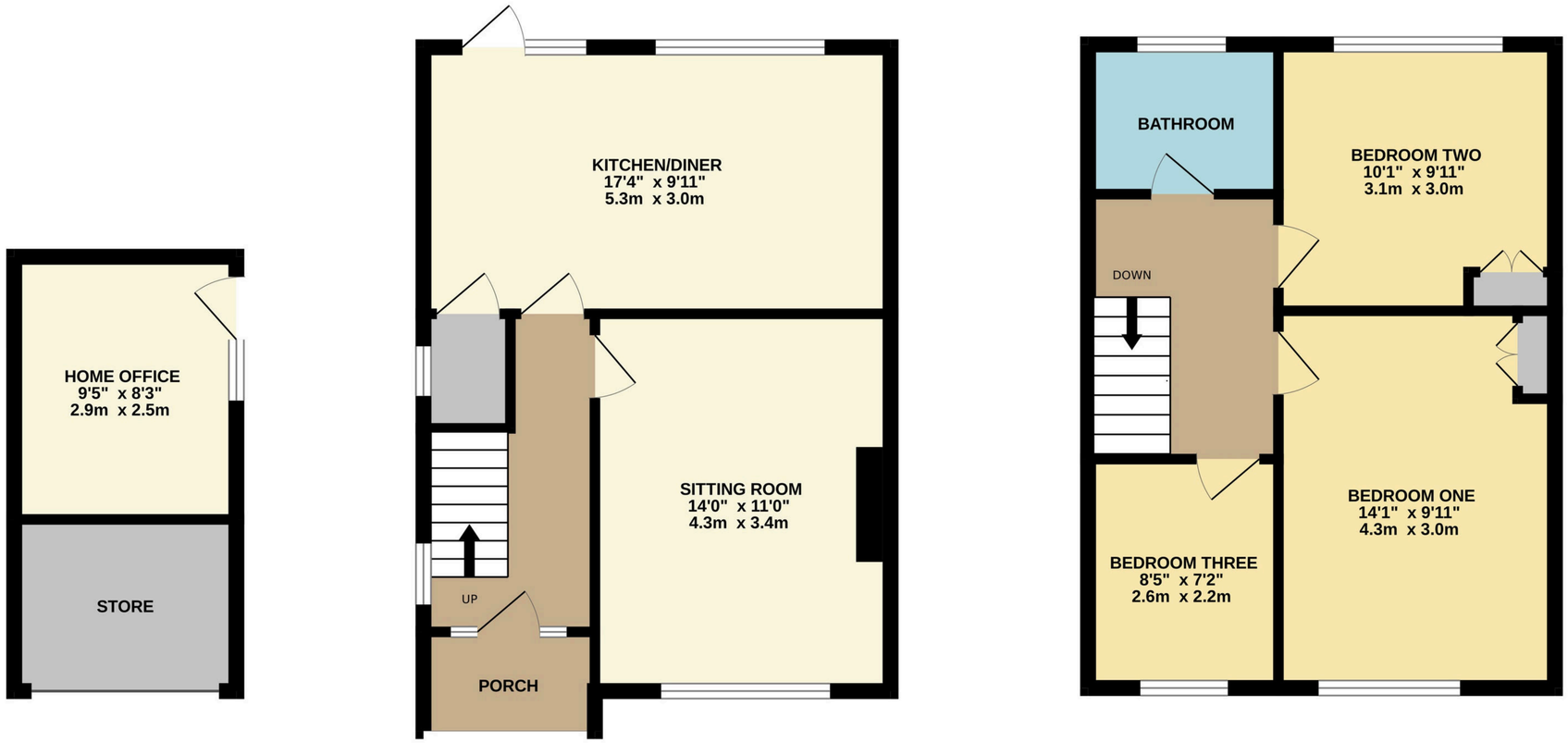
Loughborough town centre is a five-minute drive away, and commuting out of Loughborough via the M1 motorway network at Junction 23 is just a short distance away. Loughborough has a wide array of shopping facilities, supermarkets, and schooling, with the renowned University being on the doorstep. The train station and nearby A6 road provide convenient access to Loughborough and Leicester.

Property Information

EPC Rating: E.
Tenure: Freehold. 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 : 968 sq.ft. (89.9 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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