



Smiths  
your property experts



# Gladstone Street

Loughborough

- Beautiful bay-fronted Victorian villa
- Superb first-time purchase or investment
- Three bedrooms and a family bathroom
- Bay-fronted sitting room, through to a dining area
- Light-filled kitchen/diner with a pantry
- Floor area of approximately 1,200 square feet
- Private south-west facing rear gardens
- Permit parking on-street for residents only

## General Description

Smiths Property Experts offer to market this beautiful and substantial bay-fronted Victorian semi-detached villa situated within easy reach of Loughborough town centre and all its amenities, including the train station. The property would make a superb first-time purchase, young family home or investment. There is on-street permit parking for residents only, and the property affords private south-west-facing rear gardens.







## The Property

With double glazing and gas central heating throughout, the accommodation is laid over two floors. In total, the living space extends to approximately 1,200 square feet. With high ceilings, generous proportions, and packed with original Victorian features, expect to find accommodation comprising an enclosed porch, a spacious entrance hall, a stunning main reception room with a bay-fronted living area and dining space, and a contemporary kitchen/diner to the rear. There is also a useful pantry, a gardener's WC, a washroom, and a garden store all attached to the rear of the kitchen space. Upstairs are three excellent bedrooms and the family bathroom, accessed via a front-to-back landing. The principal bedroom is an impressive room of grand proportions.

## The Outside

Set back from the street behind a low-level wall, with private rear access to the right-hand side, the property has a pretty period façade. To the rear are secure, mainly walled gardens with a south-west-facing and private aspect. The gardens are therefore full of afternoon sun. There are well-stocked borders to the right-hand side, and the garden is generally laid to hard landscaping and offers a low-maintenance outdoor space. Lawns could be integrated, should the eventual purchaser wish.







## The Location

Set on a well-thought-out street with plentiful on-street parking by way of permit only, the property is situated within easy reach of Loughborough town centre and all its amenities. Loughborough train station is a 10-minute walk (London St Pancras from 1 hour 14 minutes), and the town centre is just a 5-minute walk.

## Property Information

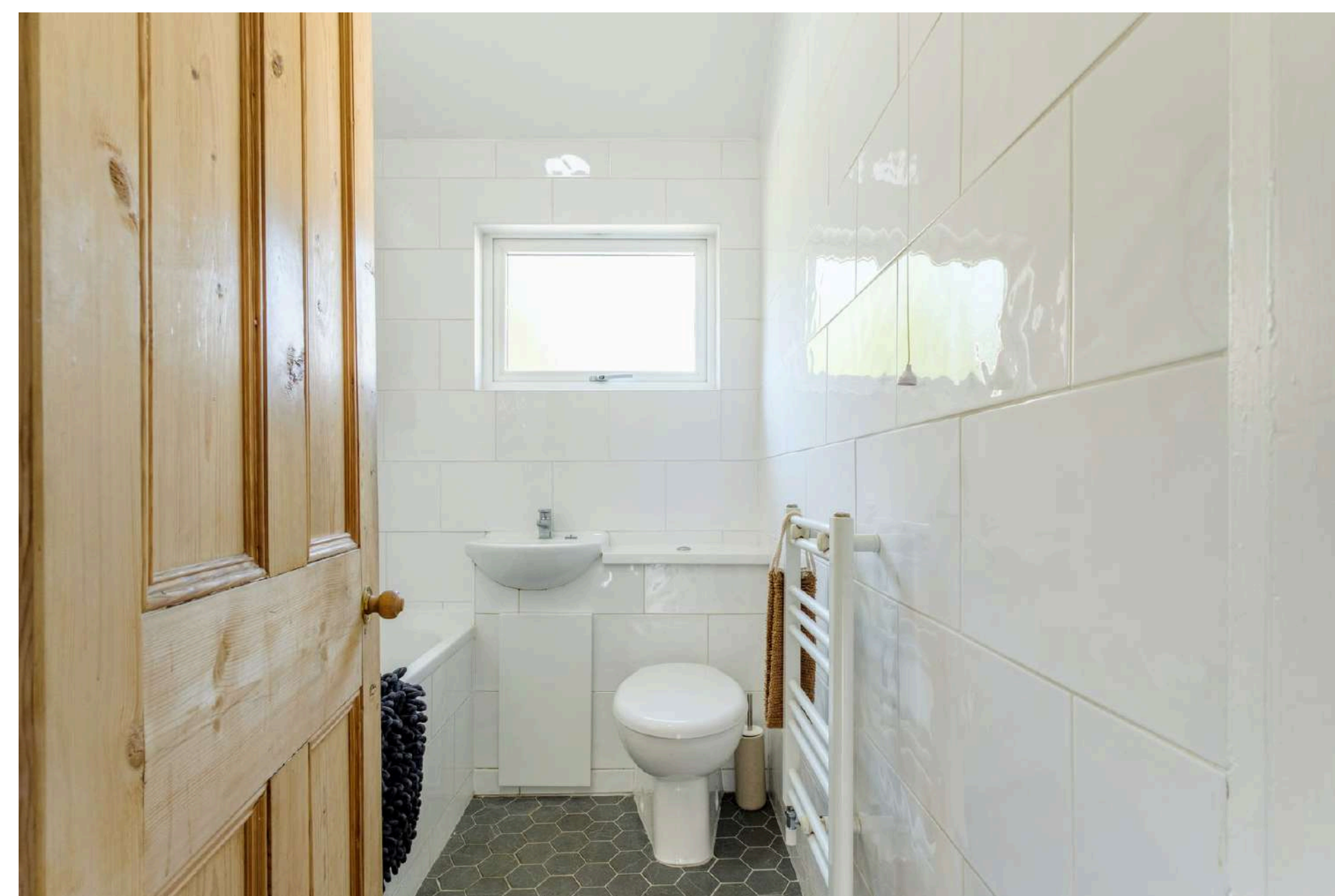
EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

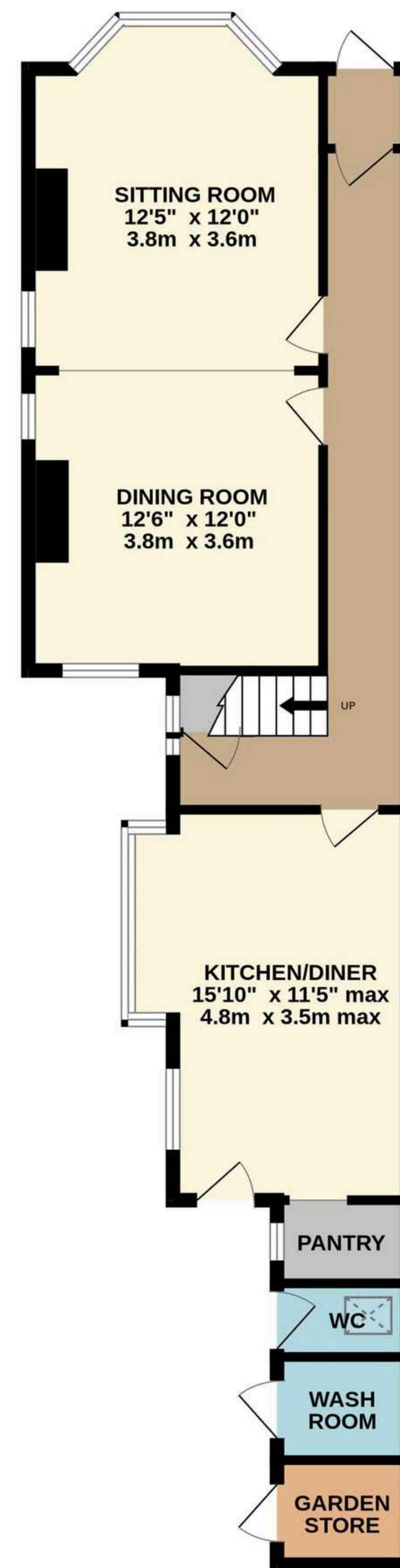
Local Authority: Charnwood Borough Council.

## 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 : 1242 sq.ft. (115.4 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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