



Smiths
your property experts

Ledbury Road

Loughborough

- No upward chain
- Immaculate and versatile family home
- Light-filled sitting room with a feature fireplace
- Spacious dining room with direct garden access
- Fully fitted kitchen and two useful storage cupboards
- Three double bedrooms and two bathrooms
- Spacious private driveway and lovely rear gardens
- Set on the Forest Side of Loughborough



General Description

Smiths Property Experts are delighted to offer to the market this versatile family home, with no upward chain, providing spacious and extended accommodation situated on the Forest Side of Loughborough. With two reception rooms, three double bedrooms and two bathrooms, this would make a perfect family home.

Boasting numerous features, including oak flooring, a beautifully appointed bathroom, and an ensuite, as well as a garden room which is ideal for home working. The property is offered for sale in immaculate decorative order and demands an internal inspection to truly appreciate what is on offer.





The Property

This immaculate home benefits from gas central heating, UPVC double glazing and has been exceptionally well maintained by the present owner. The accommodation is entered via a composite front door into the reception hallway, with stairs to the first floor, two useful cloak storage cupboards, and doors to all ground-floor rooms.

The kitchen has a range of fitted units, a gas hob and an electric oven, plumbing for utilities, and space for a fridge-freezer. The sitting room has a feature fireplace with a composite surround and an attractive bay window to the front. The dining room could easily be used as a fourth bedroom, with patio doors to the garden, and the ground-floor bathroom has a luxurious three-piece suite.

On the first floor, there are three double bedrooms. The principal bedroom boasts an en-suite shower room, and bedroom two benefits from built-in wardrobes.

The Outside

The property occupies a lovely plot, well set back from the road with a driveway providing ample parking and access to the garage. There is a front fenced garden which is mainly lawned.

The rear garden has a patio terrace with steps leading to a shaped lawn with established borders. There is a garden room with power and lighting, providing an ideal work-from-home space or simply a summer house, and the garage has an up-and-over door, as well as power, lighting, water, and drainage.





The Location

The property boasts an enviable position on the Forest Side of Loughborough, with countryside walks over the Outwoods and beyond right on the doorstep. The town centre is just a five-minute drive away, and the M1 motorway network at Junction 23 is conveniently close for commuting outside of Loughborough. The town offers a wide array of shopping facilities, supermarkets, and schools, with the esteemed University being close by. There is also a train station, and the A6 road provides easy access to Loughborough and Leicester.

Property Information

EPC Rating: C.

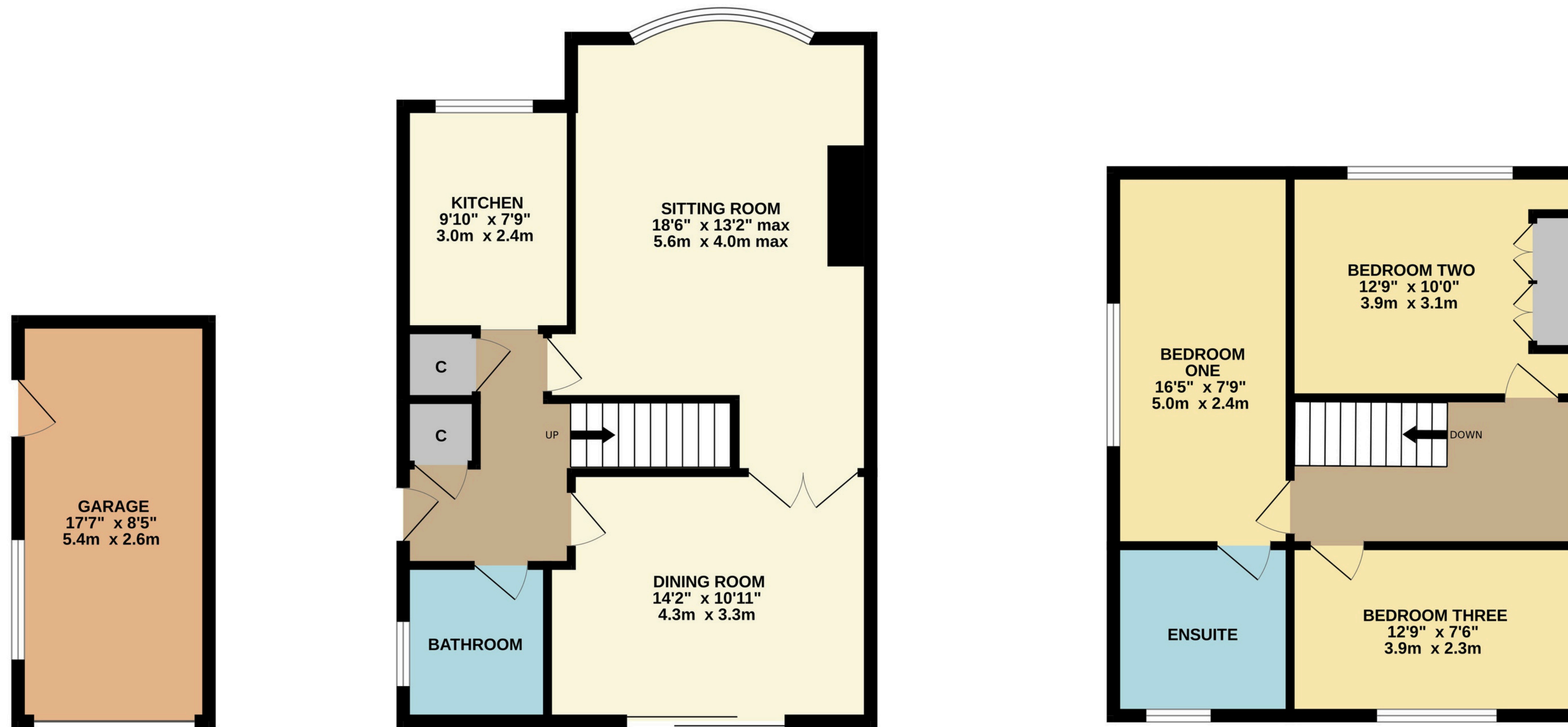
Tenure: Freehold. Council Tax Band: C.

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 : 1230 sq.ft. (114.2 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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