



Smiths
your property experts

Montague Drive

Loughborough

- No upward chain
- Well-presented and extended detached bungalow
- Situated on the desirable Forest Side of Loughborough
- Three reception rooms and a kitchen/breakfast room
- Two good-sized double bedrooms and two bathrooms
- Lawned rear gardens with a south-facing aspect
- Private driveway and detached double garage
- Walking distance of a bus stop serving the town centre

General Description

Smiths Property Experts offer to the market, with no upward chain, this well-presented and extended detached bungalow situated on the Forest Side of Loughborough. The property has been significantly improved in recent years, with a refurbished kitchen, new flooring, and a recently replaced combination boiler. The generous living space includes a spacious kitchen, three reception areas, two good-sized double bedrooms, and two bathrooms. The property occupies a delightful plot, with south-facing rear gardens, a driveway, and a detached double garage.





The Property

The property benefits from gas central heating and uPVC double glazing. The accommodation is entered via a front door into a spacious entrance hallway. The sitting room is full of natural light, with a window to the front, a feature gas fire with a stone surround, and oak-framed glass doors to the side and rear, leading to a sunroom and music room/study.

The kitchen/breakfast room has been extended and recently refitted, with shaker-style base and wall-mounted units providing storage, solid wood worktops, a breakfast bar, space for a large fridge-freezer, and plumbing for a washing machine and dishwasher.

There are two well-proportioned double bedrooms, each having fitted wardrobes, and the main bedroom has an en-suite bathroom. To complete the accommodation, there is a shower room.

The Outside

The property sits on a super plot, with a south-facing orientation that captures the sun. With front gardens, a driveway providing ample off-road parking, and a detached double garage with a remote-controlled electric door. The rear garden has a patio terrace, ideal for alfresco dining, with a shaped lawn, well-stocked flower borders, and a second patio.





The Location

The property enjoys a lovely position in this mature residential area on the Forest Side of Loughborough, within walking distance of a bus stop with services to the town centre. Loughborough has excellent transport links to major road networks and a mainline train station. Nearby walks include Burleigh Wood and The Outwoods, while Longcliffe Golf Club is close by.

Property Information

EPC Rating: D.

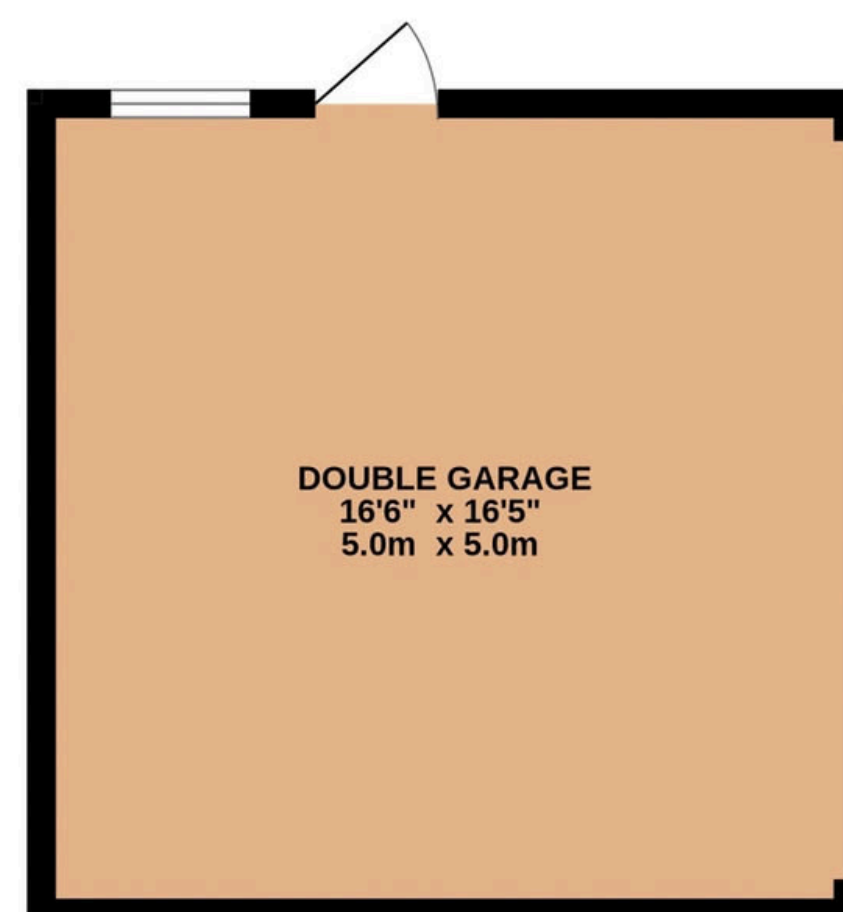
Tenure: Freehold. Council Tax Band: E.

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 : 1374 sq.ft. (127.6 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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