



Smiths
your property experts

Ravensthorpe Drive

Loughborough

- No upward chain
- Well-presented semi-detached home
- Situated in a popular residential area of Loughborough
- Modern fitted kitchen with direct garden access
- Light-filled sitting room and a dining room
- Three good-sized bedrooms and a bathroom
- Private rear gardens and two allocated parking spaces
- Gas central heating and uPVC double glazing

General Description

Smiths Property Experts offer to the market, with no upward chain, this beautifully updated home that has benefited from fully replaced wiring, plumbing, and fixtures and fittings in recent years.

Internally, the property is well-presented throughout and includes a modern fitted kitchen with integrated appliances, a shower room with a walk-in double shower, and three good-sized bedrooms. Externally, you will find lawned rear gardens and allocated parking.





The Property

The property is offered for sale in immaculate decorative order, having undergone a program of refurbishment approximately six years ago. Benefitting from replaced gas central heating, uPVC double glazing, and flooring throughout.

The ground floor is entered via a welcoming hallway. The sitting room is a naturally light room that opens through to the dining room, with a useful understairs store cupboard and a window overlooking the rear garden. The kitchen has a range of base and wall units with work surfaces over, a gas hob, an electric oven, plumbing for a washing machine, and direct garden access.

The first-floor landing houses an airing cupboard for storage and leads to three good-sized bedrooms. The principal bedroom has built-in wardrobes, and the bathroom has a modern suite comprising a walk-in double shower enclosure, a low-level WC, and a wash-hand basin with storage beneath.

The Outside

Outside, to the front of the property, there is a lawned garden with a pathway leading to the front door and side gated access to the rear. The rear garden has a seating terrace, a shaped lawn with established flower borders, fencing to boundaries, and an access gate to the rear. Conveniently, there are two allocated parking spaces to the rear of the property.





The Location

The property is situated in this popular residential area of Loughborough, with excellent access to the M1 motorway and the University. A bus stop is close by, with links to the town centre. Loughborough also offers a mainline train station and amenities including public houses, restaurants, and excellent local schooling. The beautiful Charnwood Forest, including Bradgate Park, is on your doorstep.

Property Information

EPC Rating: D.

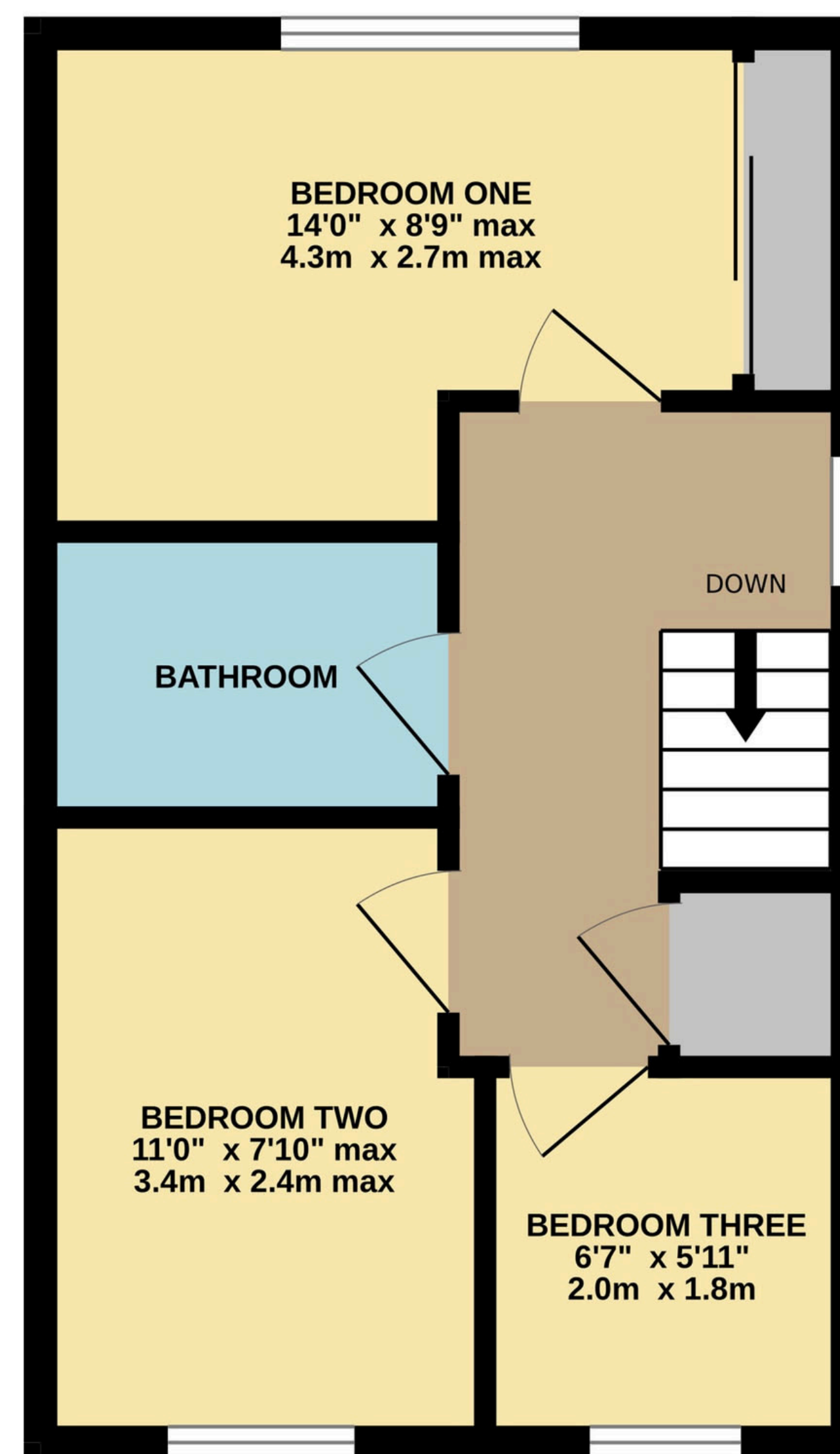
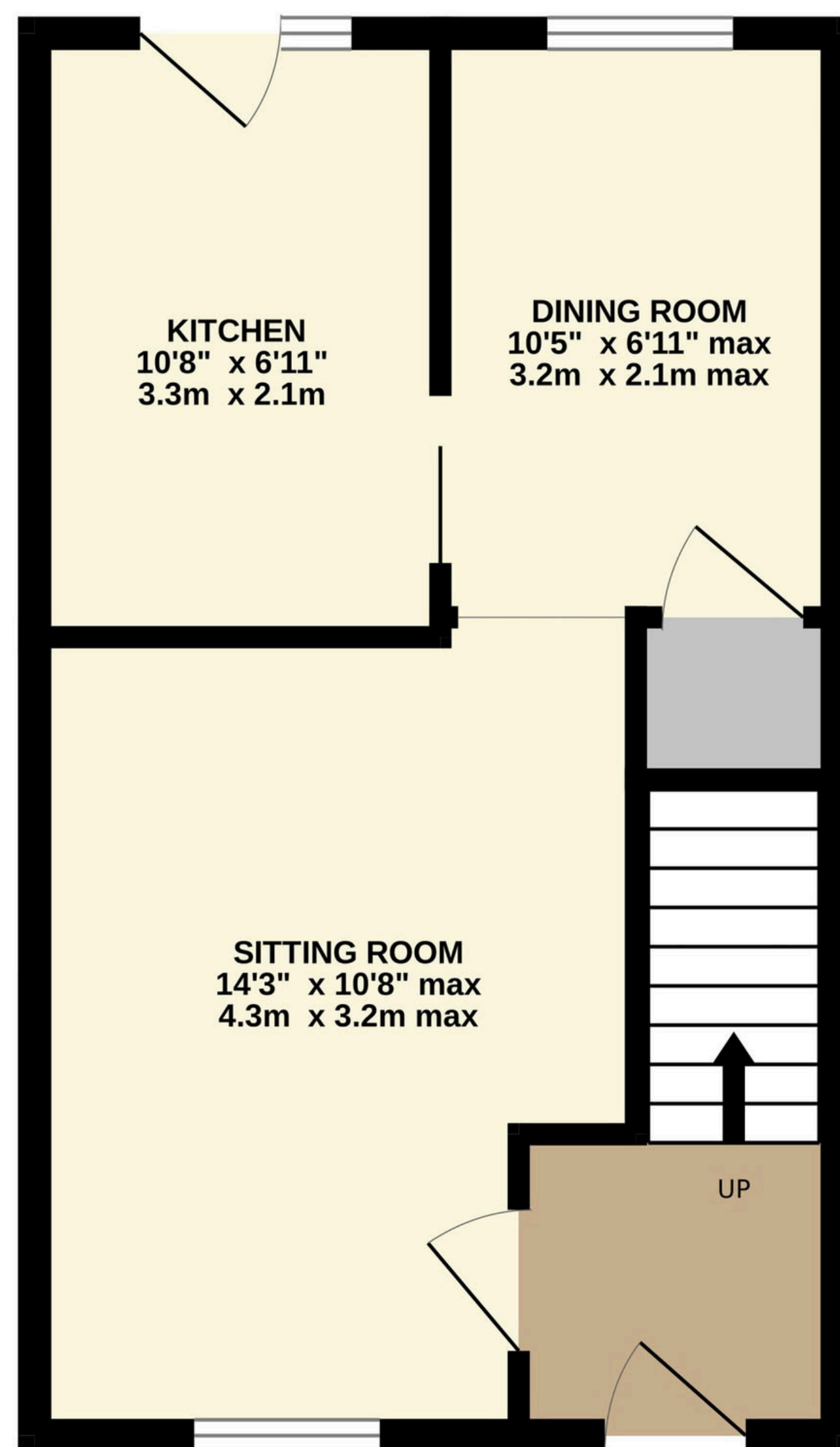
Tenure: Freehold. Council Tax Band: B.

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 : 704 sq.ft. (65.4 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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