



Smiths
your property experts

Clowbridge Drive

Loughborough

- Thoughtfully extended detached home
- Spacious sitting/dining room and a conservatory
- Beautiful extended kitchen and a useful pantry
- Three good-sized bedrooms and two bathrooms
- Versatile upstairs layout to create a fourth bedroom
- Private block-paved driveway and a garage
- Lovely rear garden with two patios and a greenhouse
- Convenient access to Loughborough town centre

General Description

Smiths Property Experts are delighted to offer to the market this deceptively spacious and thoughtfully extended detached home, with a versatile layout making it an ideal family home.

The property is presented in lovely condition throughout and boasts a sitting/dining room, a conservatory, an extended kitchen, three well-sized bedrooms, a fourth bedroom currently in use as a dressing room, an ensuite, and a refitted shower room. With ample parking, a garage and delightful gardens to the rear, this home demands an internal inspection to appreciate.





The Property

Benefitting from gas central heating and UPVC double glazing, the property is entered via a front door into a spacious hallway with a ground-floor WC. The sitting/dining room is a naturally bright room, with a window to the front and a feature fireplace. The dining room has ample space and patio doors leading to the conservatory.

The extended kitchen is the hub of the home and offers a range of base and wall units, an electric oven, a grill and hob, a breakfast bar seating space, plumbing for a washing machine and a useful understairs pantry. To complete the ground floor, the conservatory provides extra entertaining space and brings the garden into the home.

On the first floor, the landing has an airing cupboard for storage, the main bedroom has an ensuite shower room and a dressing room with fitted wardrobes. The dressing room could easily be changed to a fourth bedroom if desired, and there are two further well-proportioned bedrooms. The shower room has been recently refitted, with a walk-in double shower, a WC and a hand-wash basin.



The Outside

Outside to the front of the property, there is a well-established shrub border, a block-paved driveway which provides off-road parking and access to the garage, which has a remote electric roller door.

The rear garden is well laid out, with a patio terrace, a shaped lawn, two further patios perfect for alfresco dining, a greenhouse and a shed, with fencing to boundaries.



The Location

The property is well-positioned close to Loughborough town centre, being within a convenient distance to the town centre and the university. Loughborough offers excellent transport links to major road networks as well as having a mainline train station, and benefits from amenities including public houses, restaurants, excellent local schooling, and the beautiful Charnwood Forest, including Bradgate Park, which is on your doorstep.

Property Information

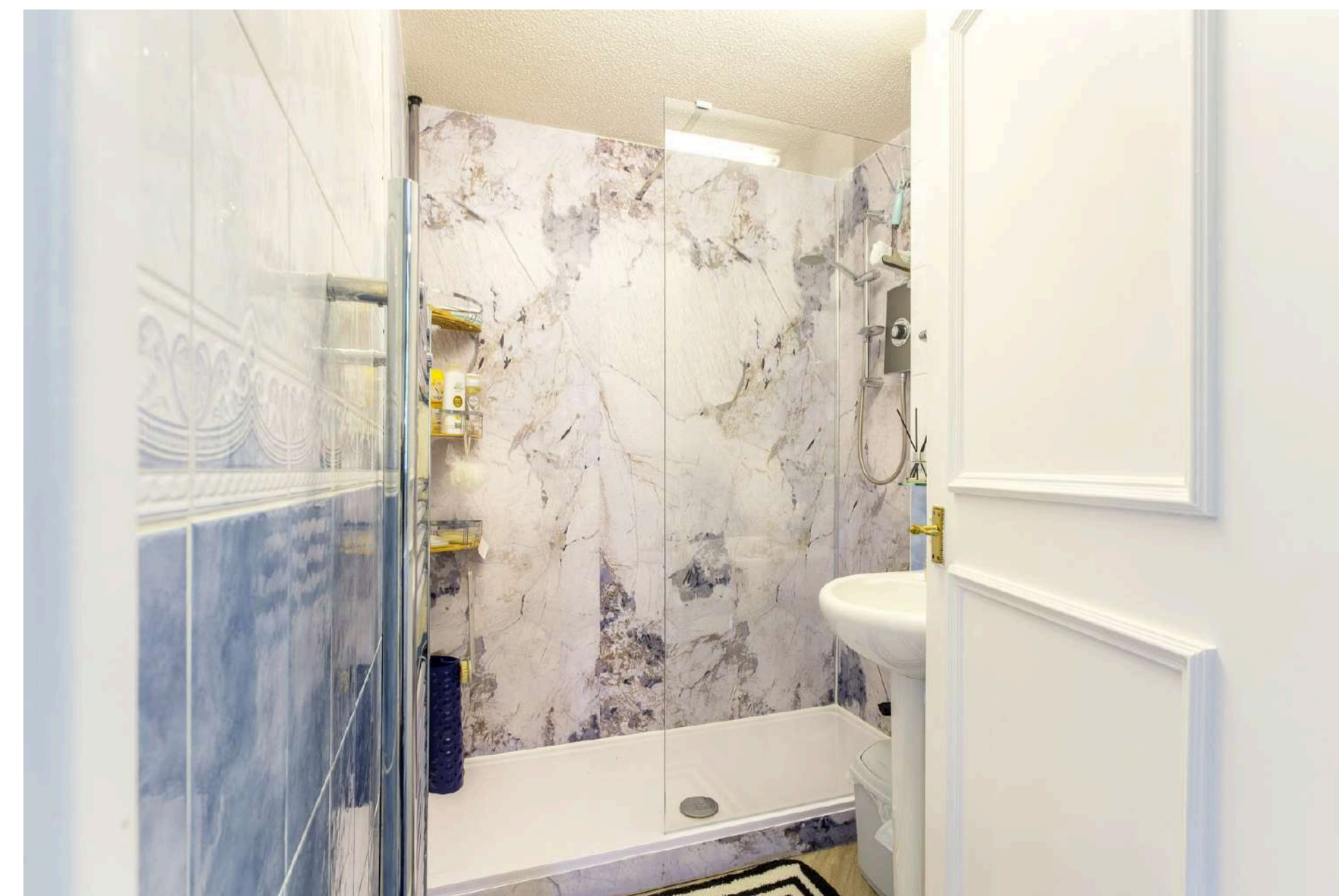
EPC Rating: C.

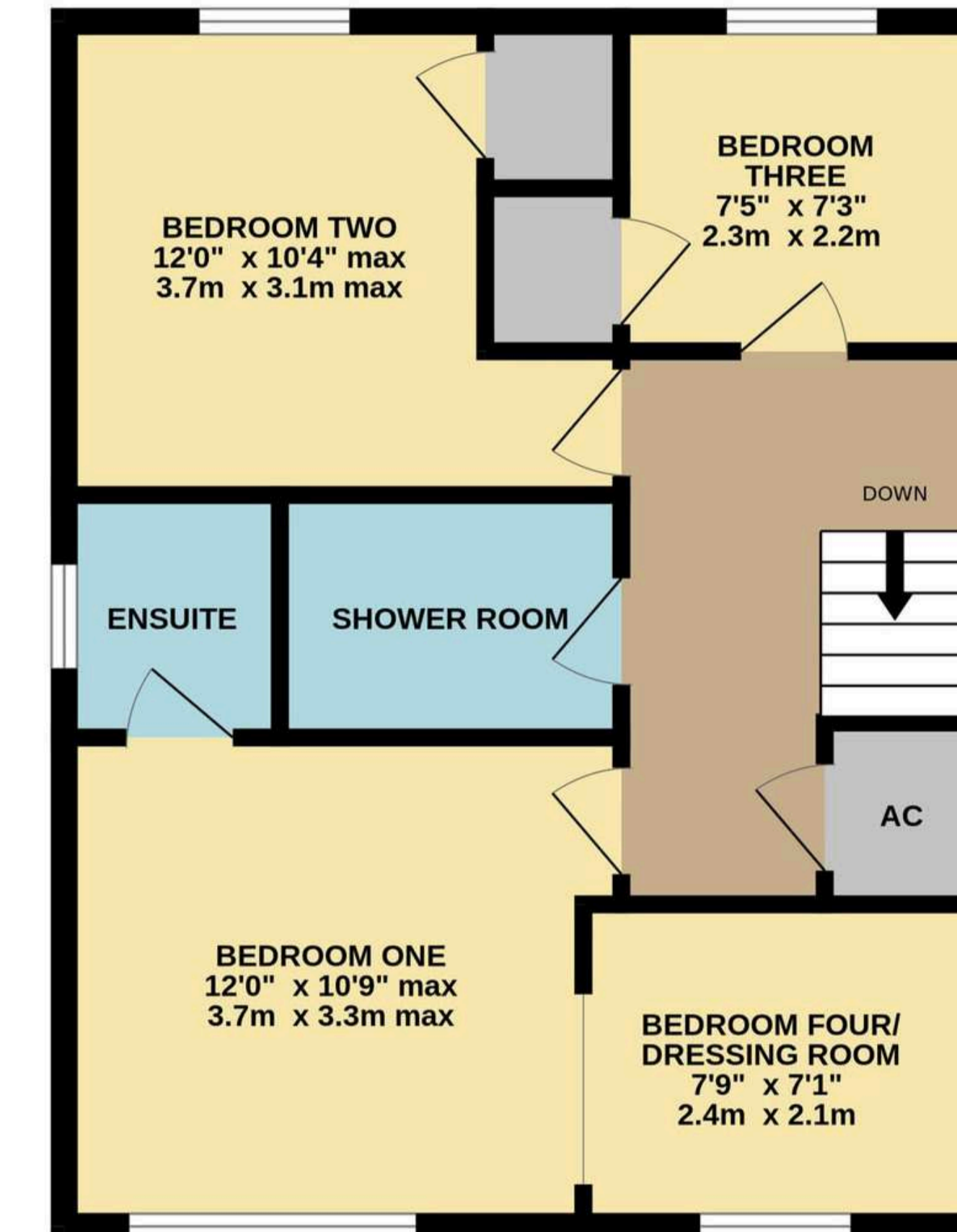
Council Tax Band: D.

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 : 1424 sq.ft. (132.2 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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