



Smiths
your property experts

Montague Drive

Loughborough

- No upward chain
- Lovely, detached family home
- Located in the Forest Side of Loughborough
- Generous open-plan sitting/dining room
- Light-filled fitted kitchen and a useful utility
- Four good-sized bedrooms and a family bathroom
- Spacious stone driveway and an integrated garage
- Shaped rear lawn, stone patio and a greenhouse

General Description

Smiths Property Experts are pleased to bring to the market, with no upward chain, this lovely detached family home, set in the sought-after Forest Side of Loughborough.

The home has been recently redecorated to create a naturally bright feel throughout, with four bedrooms, an open-plan sitting/dining room, a fitted kitchen, and a utility. This home is a great opportunity to take your next step on the property ladder.





The Property

This four-bedroom detached family home is presented with neutral decoration throughout, with benefits including gas central heating and UPVC double glazing throughout.

The accommodation is entered via a front door into the reception hallway, with stairs off to the first floor. The sitting/dining room boasts inset spotlights, a feature fireplace with an inset open fire with a stone hearth and surround, and patio doors leading to the beautiful rear gardens. The kitchen is fitted with an integrated gas hob and an electric oven and a larder cupboard for extra storage. The utility room has plumbing for a washing machine and tumble dryer. To complete the ground floor is a useful WC.

The first-floor landing has stairs from the ground floor and gives way to four good-sized bedrooms, along with the main bathroom, which is fitted with a suite comprising a bath with shower over, low-level WC and pedestal wash hand basin.



The Outside

Outside, the property sits on a mature plot, with a stone driveway to the front providing ample parking and access to the garage via an up-and-over door. There is also a front lawn and side gate. The rear garden has a stone patio, a pathway that leads to the side of a shaped lawn, well-stocked and established shrub borders, a greenhouse, and fencing to boundaries.



The Location

The property is located in a sought-after residential area on the desirable 'Forest Side' of Loughborough, within easy reach of both the town centre and beautiful Leicestershire countryside in the Charnwood Forest. The setting is convenient for access to Loughborough University. Excellent state and private schools are in the local vicinity, including the well-regarded Holywell primary school and Mountfields Lodge school.

Property Information

EPC Rating: E.

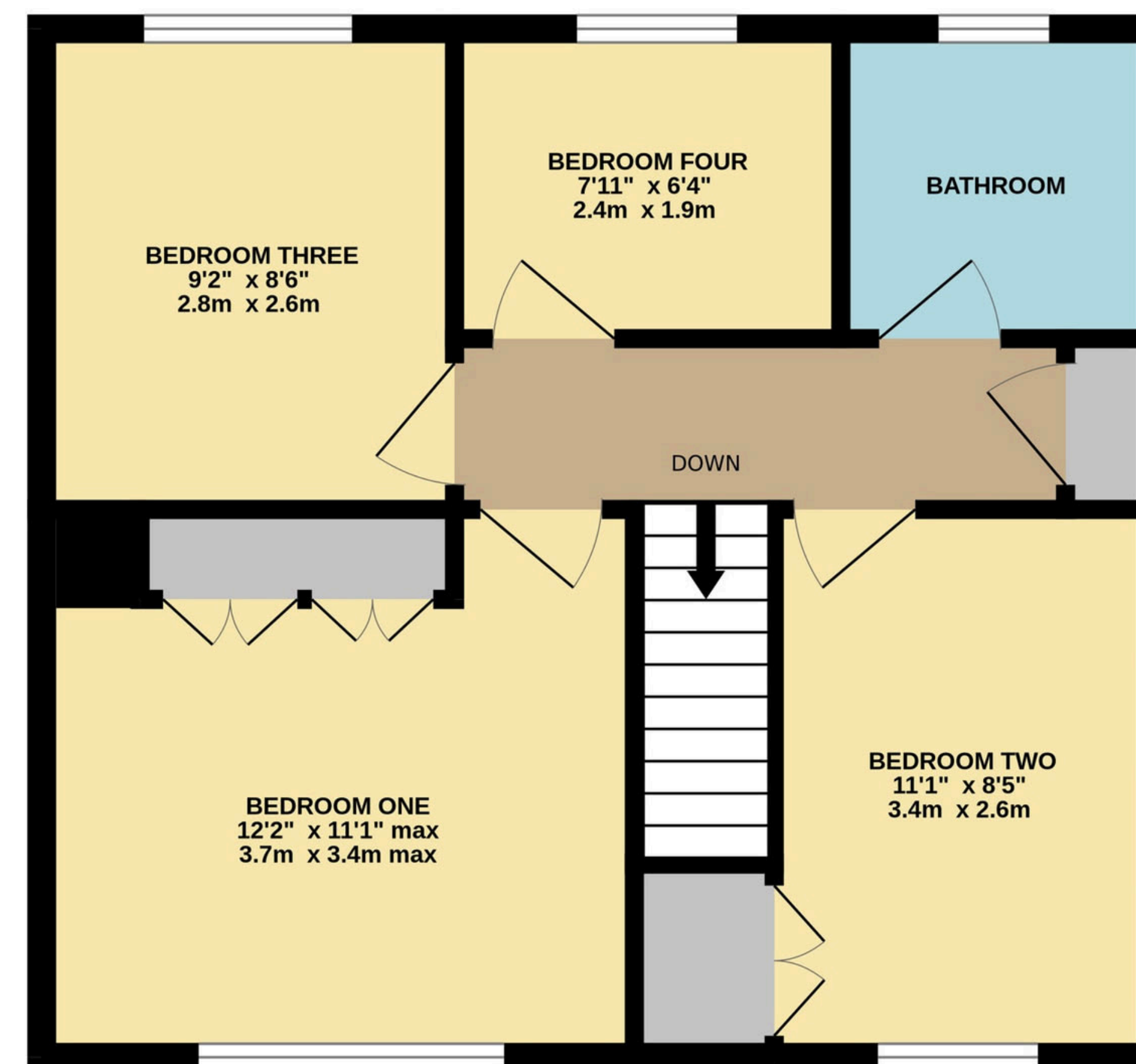
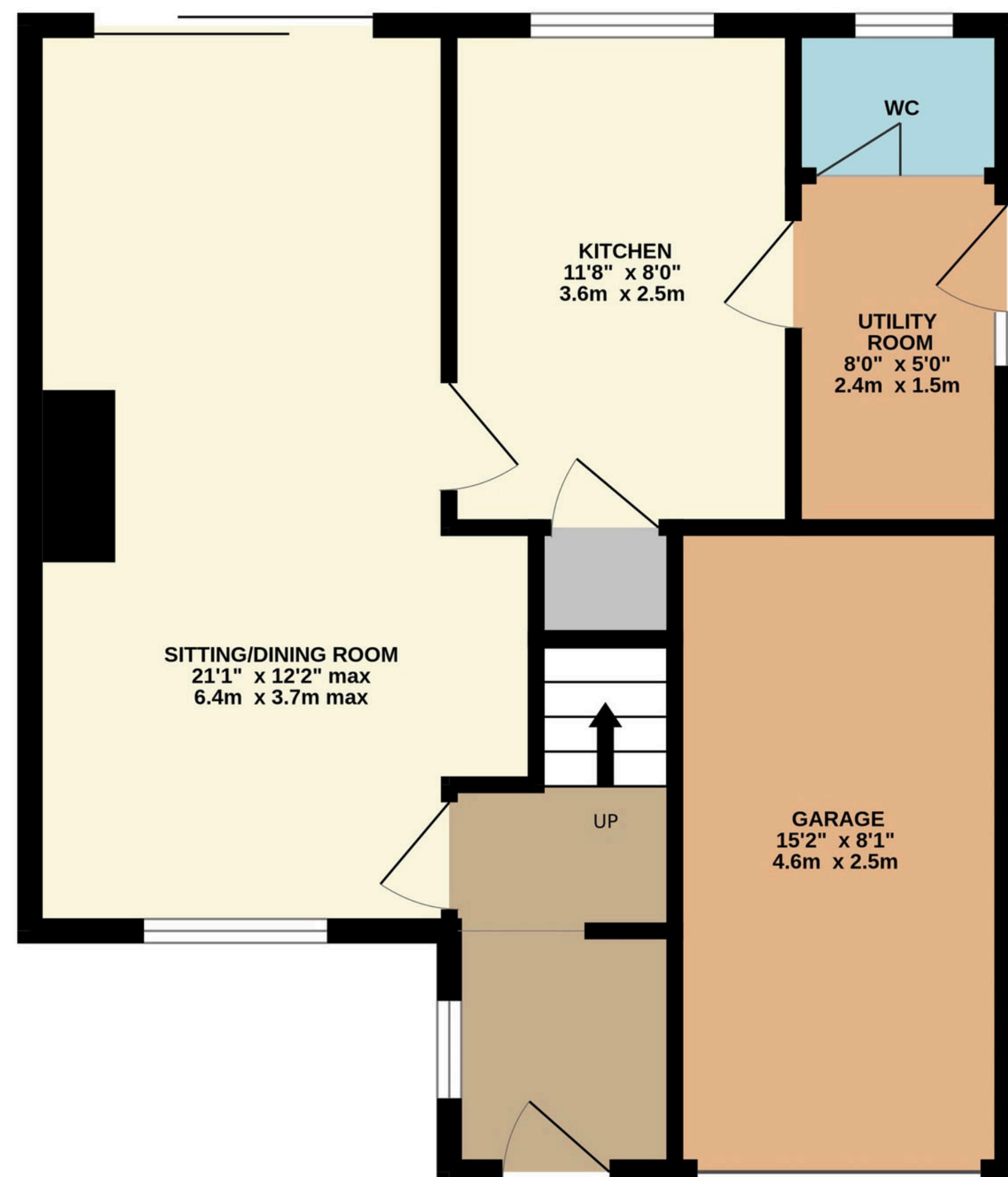
Tenure: Freehold. Council Tax Band: D.

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 : 1025 sq.ft. (95.2 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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