



Smiths
your property experts

Hayward Avenue

Loughborough

- Lovely semi-detached family home
- Occupying a peaceful cul-de-sac position
- Beautiful refitted kitchen/diner
- Spacious sitting room with a feature fire
- Three good-sized bedrooms and a bathroom
- Useful garage and a driveway to the front
- Shaped lawn with well-established flower borders
- Within walking distance of Loughborough town centre

General Description

Smiths Property Experts are delighted to offer for sale this superb semi-detached home. Presented in immaculate decorative condition and occupying a pleasant cul-de-sac position.

With a lovely, refitted kitchen/diner, three spacious bedrooms, a driveway, a garage and a delightful rear garden. The property is situated within walking distance of Loughborough town centre, Charnwood Water and the train station.





The Property

The property is offered for sale in immaculate decorative order, and benefits from gas central heating and uPVC double glazing. The entrance hall is entered via a front door, with stairs off to the first floor and doors off to ground floor rooms. The sitting room is a naturally bright room, with a bow window to the front elevation and a feature fire recess with a gas point. The kitchen/diner is the real hub of the home, having been recently refitted with an LVT floor and high-quality base and wall units, including an integrated fridge freezer, an electric oven, and a hob with an extractor. There are French doors leading to the rear garden.

The first-floor landing gives way to three well-proportioned bedrooms; the main bedroom has built-in wardrobes, and there is a family bathroom which is fitted with a three-piece suite with a shower over the bath.

The Outside

The property occupies a lovely plot, with a driveway to the front providing parking and a garage with an electric door. The front garden is low maintenance, with decorative broken slate borders. The rear garden is a delight, with a patio terrace, a shaped lawn with well-established flower borders, further seating space, and fencing to all sides.





The Location

The property enjoys a quiet cul-de-sac position, close to the local beauty spot of Charnwood Water and located within a short drive of Loughborough town centre and train station. The Great Central Railway is within walking distance, and the town offers a wide array of shopping facilities and amenities. There is a train station, and the nearby A6 road provides convenient access to Leicester.

Property Information

EPC Rating: C.

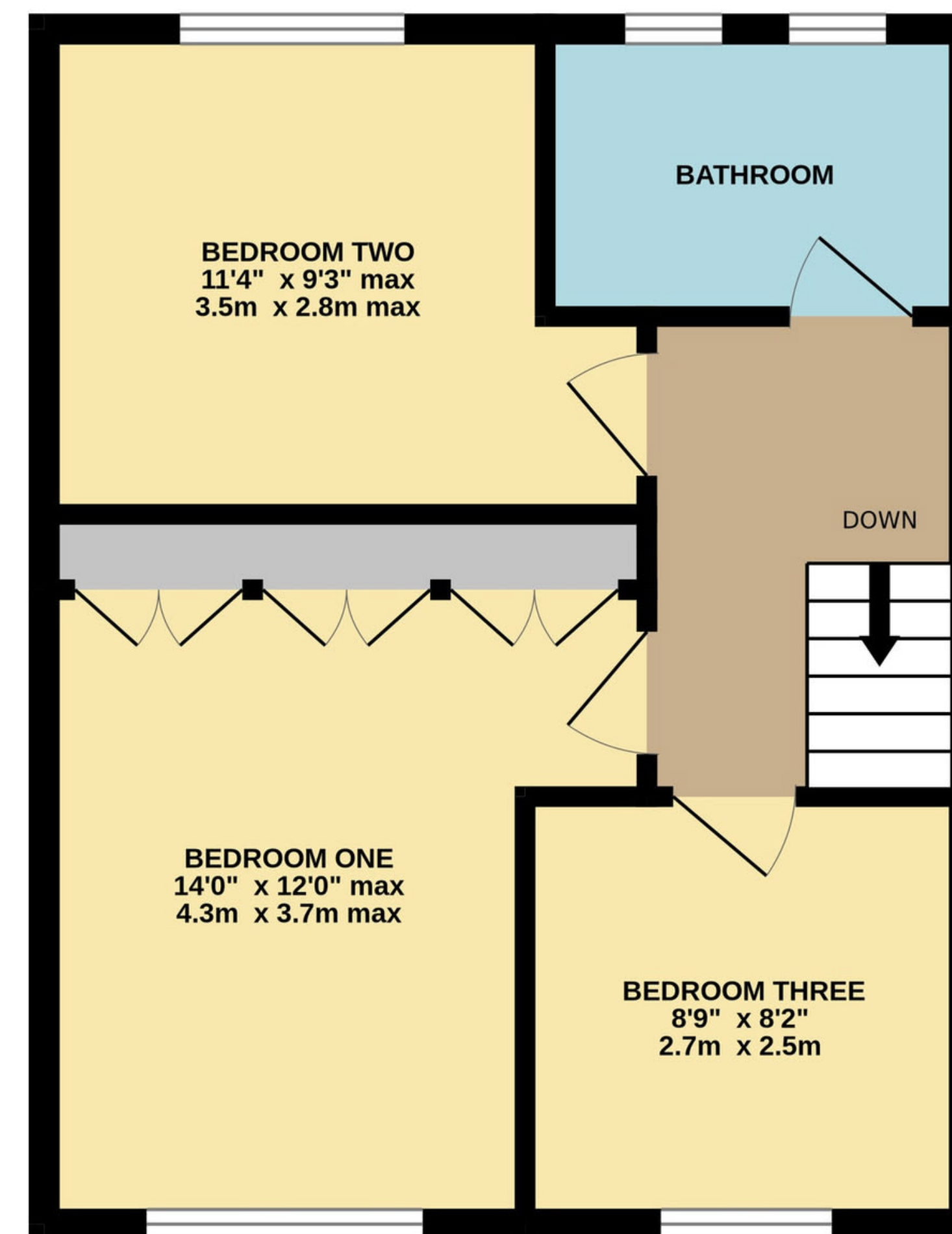
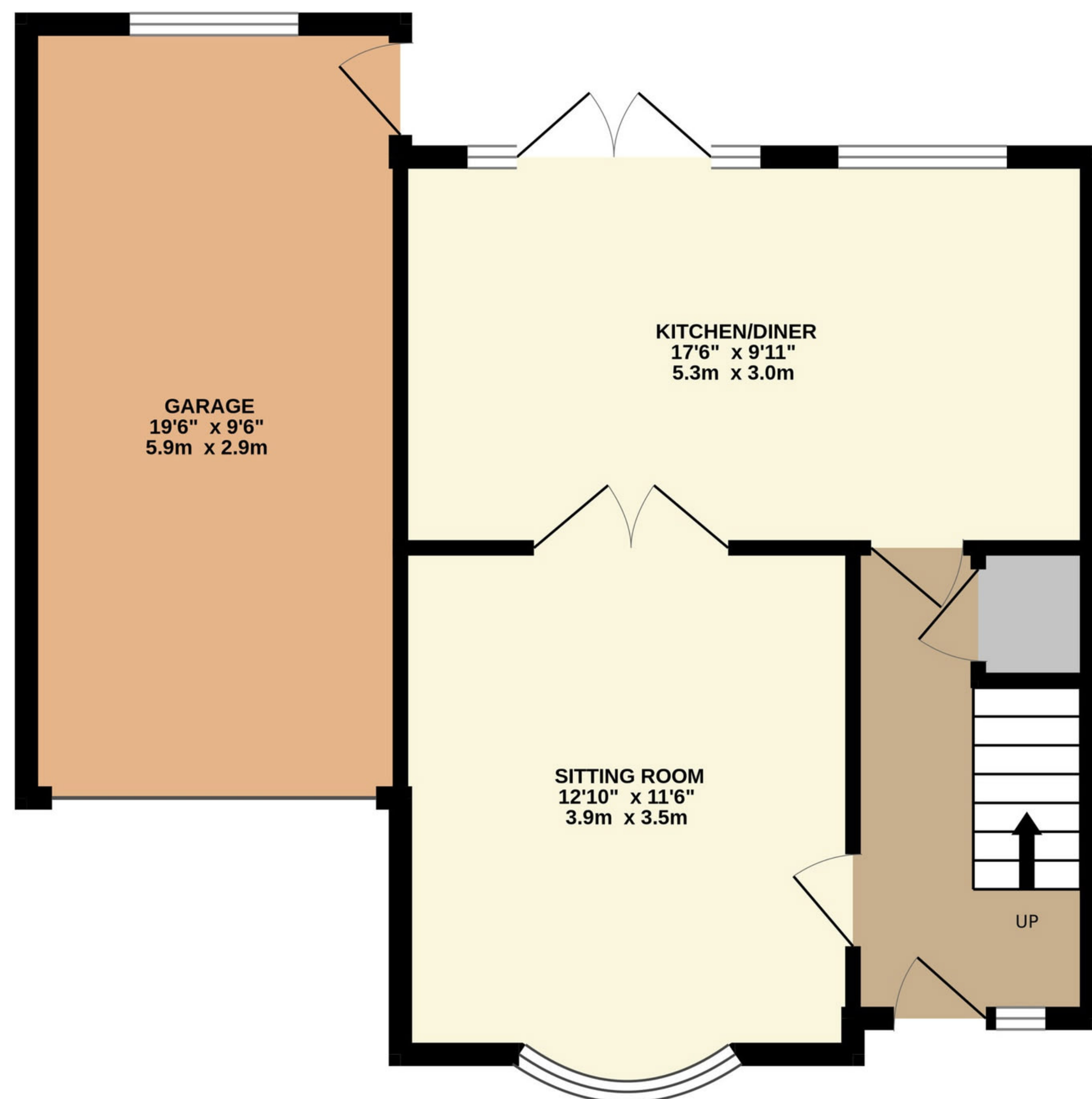
Tenure: Freehold. Council Tax Band: C.

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 : 980 sq.ft. (91.1 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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