



Smiths  
your property experts

# Loweswater Drive

Loughborough

- Beautifully presented semi-detached family home
- Located on the 'Forest Side' of Loughborough
- Three bedrooms and a contemporary bathroom
- Fitted kitchen and two reception rooms
- Generous gravel driveway with parking for three vehicles
- Attached garage with a plumbed utility area
- Super rear gardens with a vast lawn
- Catchment area for Holywell Primary School

## General Description

Smiths Property Experts offer to the market this beautiful three-bedroom semi-detached home set on the Forest Side of Loughborough. This immaculate property has generous room sizes and a superb plot with landscaped rear gardens.

## The Location

The property falls within the catchment area for the revered Holywell Primary School and enjoys a quiet position with parking to the front for up to three vehicles side by side. Within easy reach are beautiful countryside walks, including the wider Charnwood Forest, as well as Loughborough town centre, the train station, and Loughborough University.





## The Property

The property is presented in excellent and updated condition and boasts comfortable living space with accommodation across two floors. There are three bedrooms (two are excellent doubles) and a completely refitted family bathroom upstairs.

A light-filled hall with a replaced front door has a cloak cupboard and leads through to the sitting room and modern fitted kitchen, respectively. There is also a lovely dining room from the kitchen and sitting room, with direct garden access via French doors to the rear. The property has a fully rebuilt garage to the left-hand side, attached to the main house, with internal access from the entrance hall. The garage has light, power, rear garden access and a plumbed 'utility' area.

## The Outside

Outside, the property enjoys a mature and private plot. To the front is a gravel-laid driveway with room for up to three vehicles, and there is access to the garage via an over door to the front.

The rear gardens are a particular feature of the property. They are larger than usual for the area and flat landscaped with a generous central lawn. There are patio terraces immediately behind the main house and at the bottom corner of the gardens, and an evergreen laurel hedge at the bottom border.



## Valuers Comments

The property must be seen to be appreciated and offers an excellent opportunity to acquire a lovely home in excellent condition on the sought-after Forest Side of the town of Loughborough.



## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

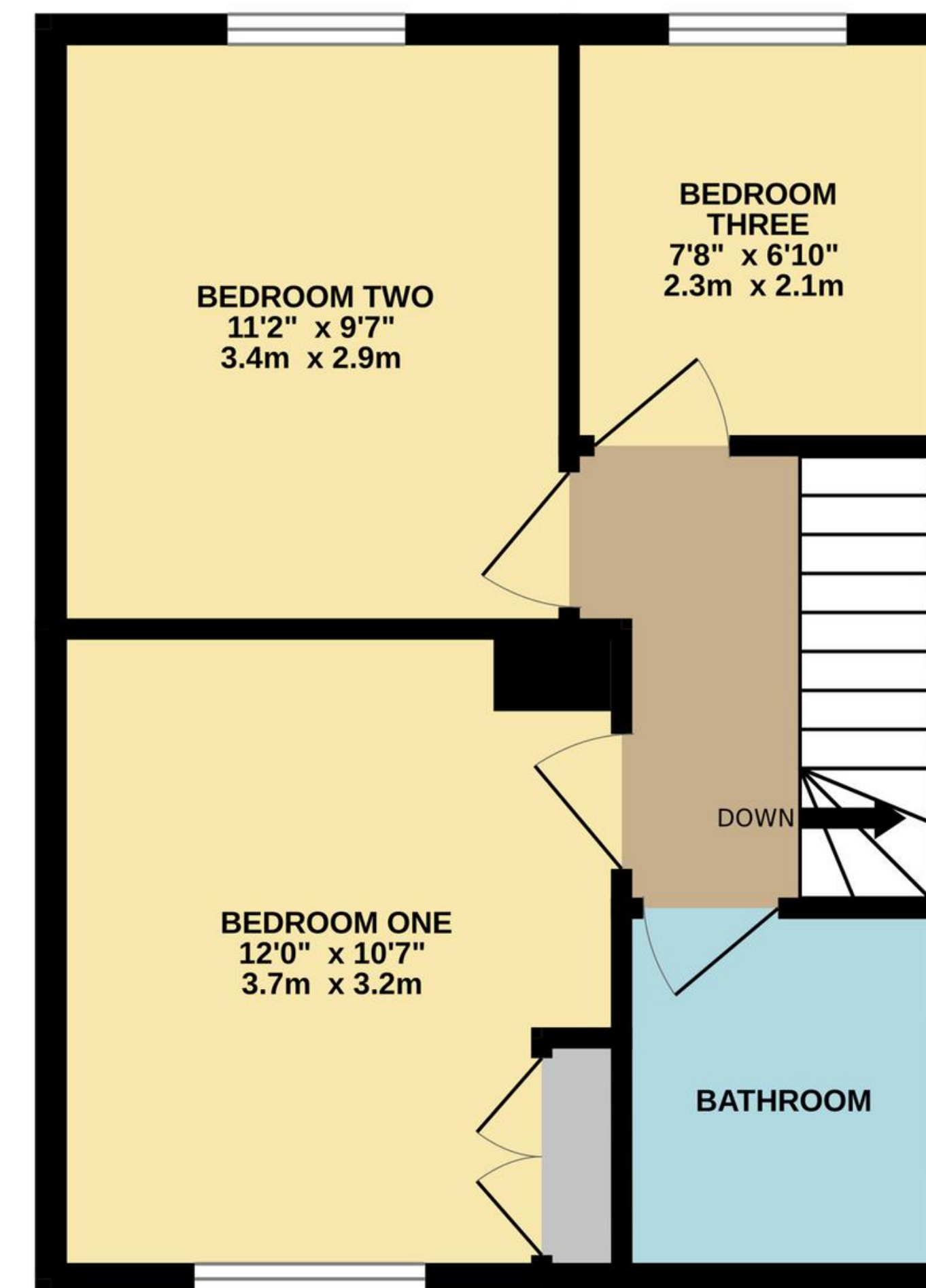
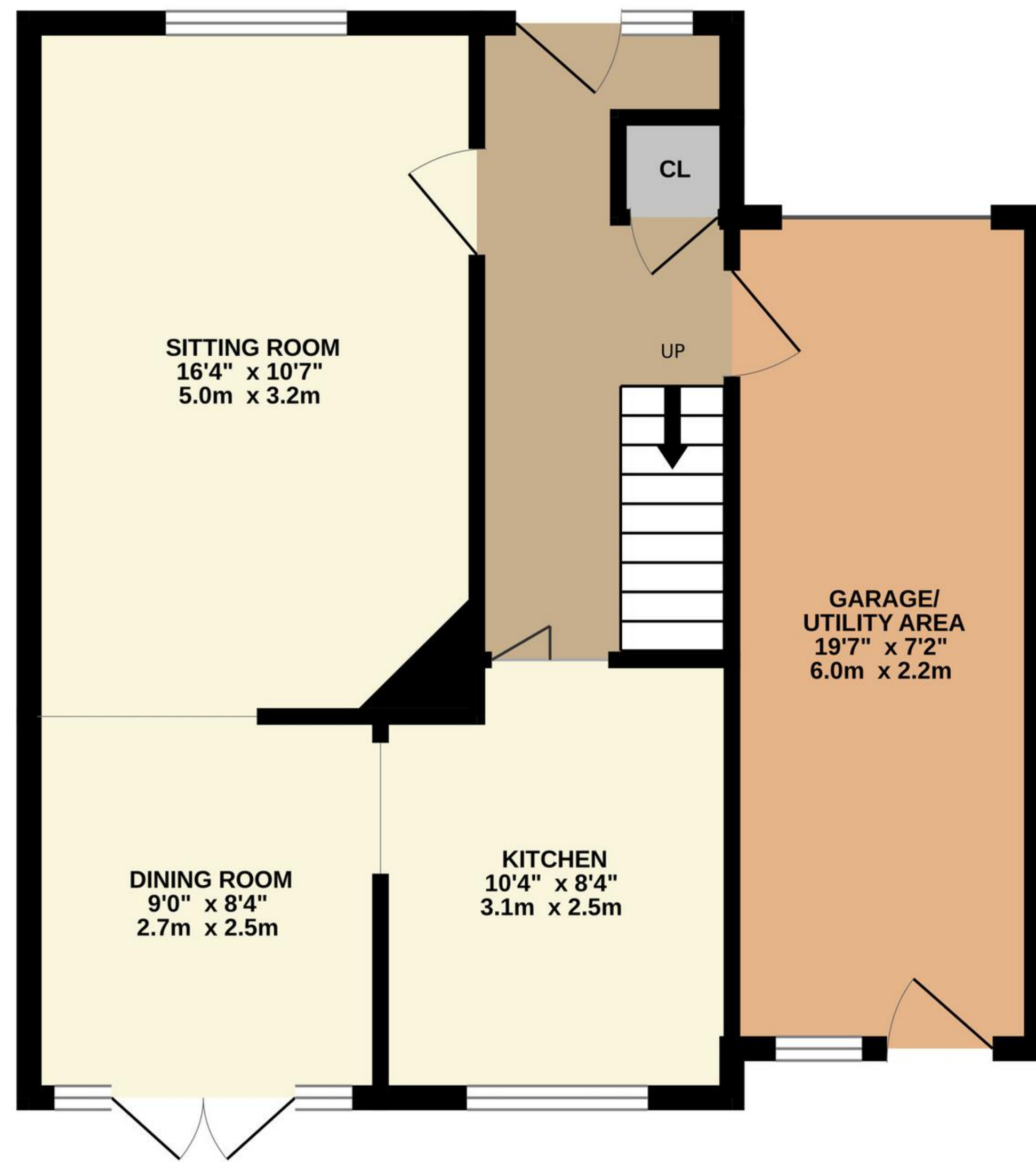
## Important Information

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.

## Smiths Property Experts

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TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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