



Smiths  
your property experts

# Poplar Road

Loughborough

- Well-presented and spacious semi-detached home
- Views to the rear over the local golf course
- Bright and modern living space over two floors
- Three good-sized bedrooms and a family bathroom
- Living/dining room and a separate kitchen/breakfast room
- Generous rear garden with a South West facing aspect
- Private driveway and a detached garage

## General Description

Smiths Property Experts offer to the market this well-presented and spacious three-bedroom home in the Charnwood market town of Loughborough. The property boasts exceptional South West facing rear gardens with views over the local golf course.

The property offers approximately 963 square feet of bright and modern living space over two floors with gas central heating and uPVC double glazing.





## The Property

Internally, the living accommodation comprises, in brief, an entrance hall and a super front-to-back living/dining room leading to a conservatory with direct garden access and wonderful sun-filled views. There is a well-finished, comprehensive kitchen/breakfast room. To the first floor are three good-sized bedrooms (two large doubles) and a well-serviced family bathroom.

## The Outside

Set back from this quiet road behind smart railings and front gardens. There is a private driveway to the right-hand side with a detached garage to the rear.

The rear garden is beautiful, which is a particular feature of this mature home. Mature and well-established beds border a central lawn, and to the rear are views across nearby Shelthorpe Golf Club. There is a path to the right-hand side of the garden with a potential working garden area, and brick-built stores with drain connections should the eventual purchaser wish to reinstall the outside WC.





## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.

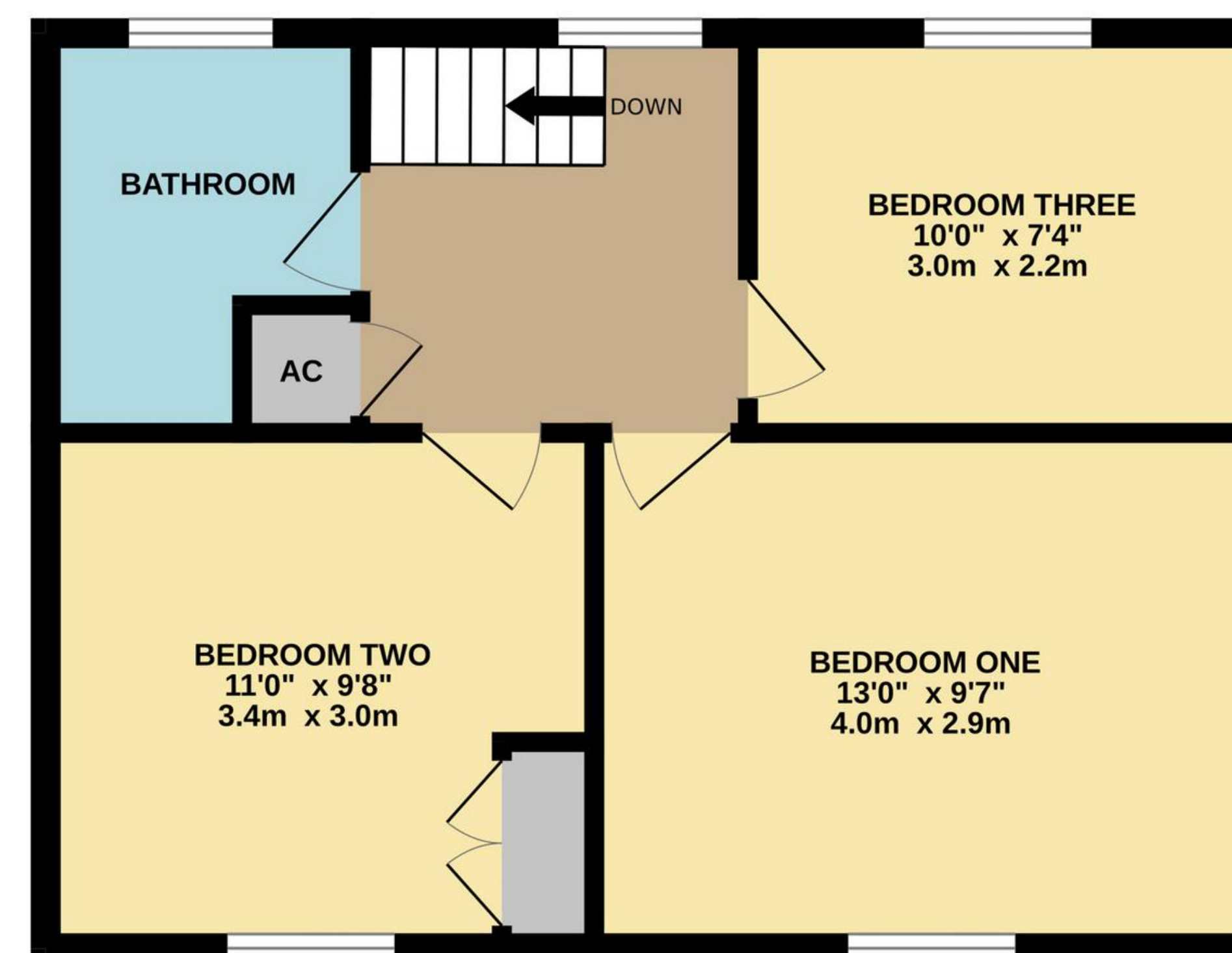
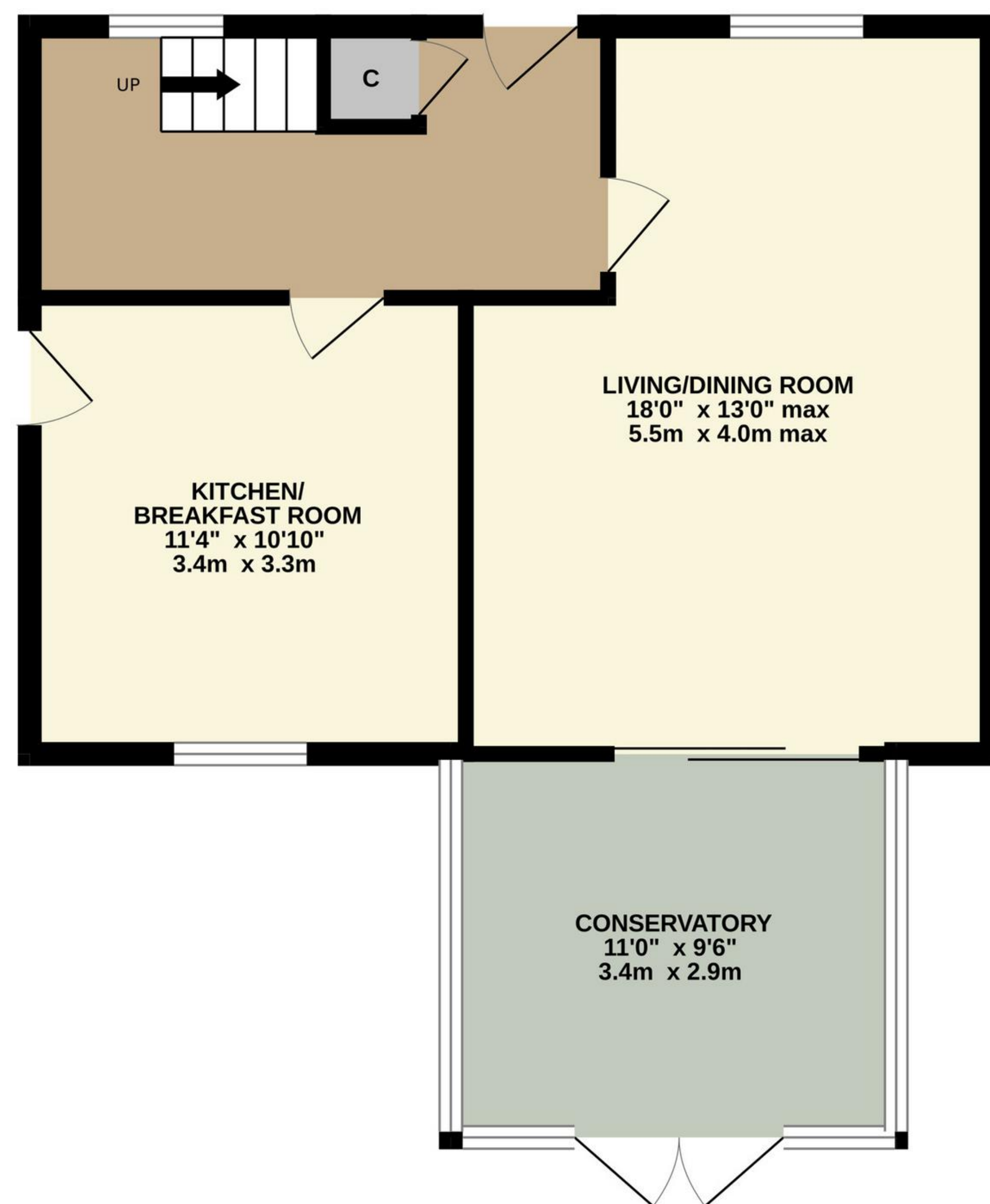
## Important Information

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.

## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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