



Smiths  
your property experts



# Coniston Crescent

Loughborough

- Modernised and upgraded semi-detached family home
- Situated on the sought-after 'Forest Side' of town
- Three double bedrooms and a refitted family bathroom
- Superb corner plot with lawned rear gardens
- Driveway and a detached double garage
- Sympathetically upgraded to provide open-plan living space
- Upgraded central heating system, including a new boiler
- Catchment area for Holywell Primary School

## General Description

Smiths Property Experts offer to the market this modernised and upgraded three-double-bedroom semi-detached home on the Forest Side of Loughborough. The property has excellent proportions and occupies a superb corner plot.

The property falls within the catchment area for the revered Holywell Primary School and enjoys a quiet position with private rear gardens and the benefit of a double garage. Beautiful countryside walks and the expansive Charnwood Forest, as well as Loughborough town centre, the train station, and Loughborough University, are all within easy reach.







## The Property

The current owners have sympathetically upgraded the property to provide comfortable, open-plan living space. A light-filled hall with an enclosed porch and downstairs WC gives access to the light-filled sitting room, which in turn leads to the recently refitted open-plan kitchen/diner with direct access to the rear gardens. Upstairs are three bedrooms, all capable of taking a double bed, and a completely refitted family bathroom. The sellers have also upgraded the central heating system, including installing a new boiler.

## The Outside

Outside, the property enjoys a mature corner plot set back from the road behind a large lawned frontage. To the side is a hard landscaped driveway with off-road parking. Behind the driveway is a detached double garage and lawned rear gardens.







## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

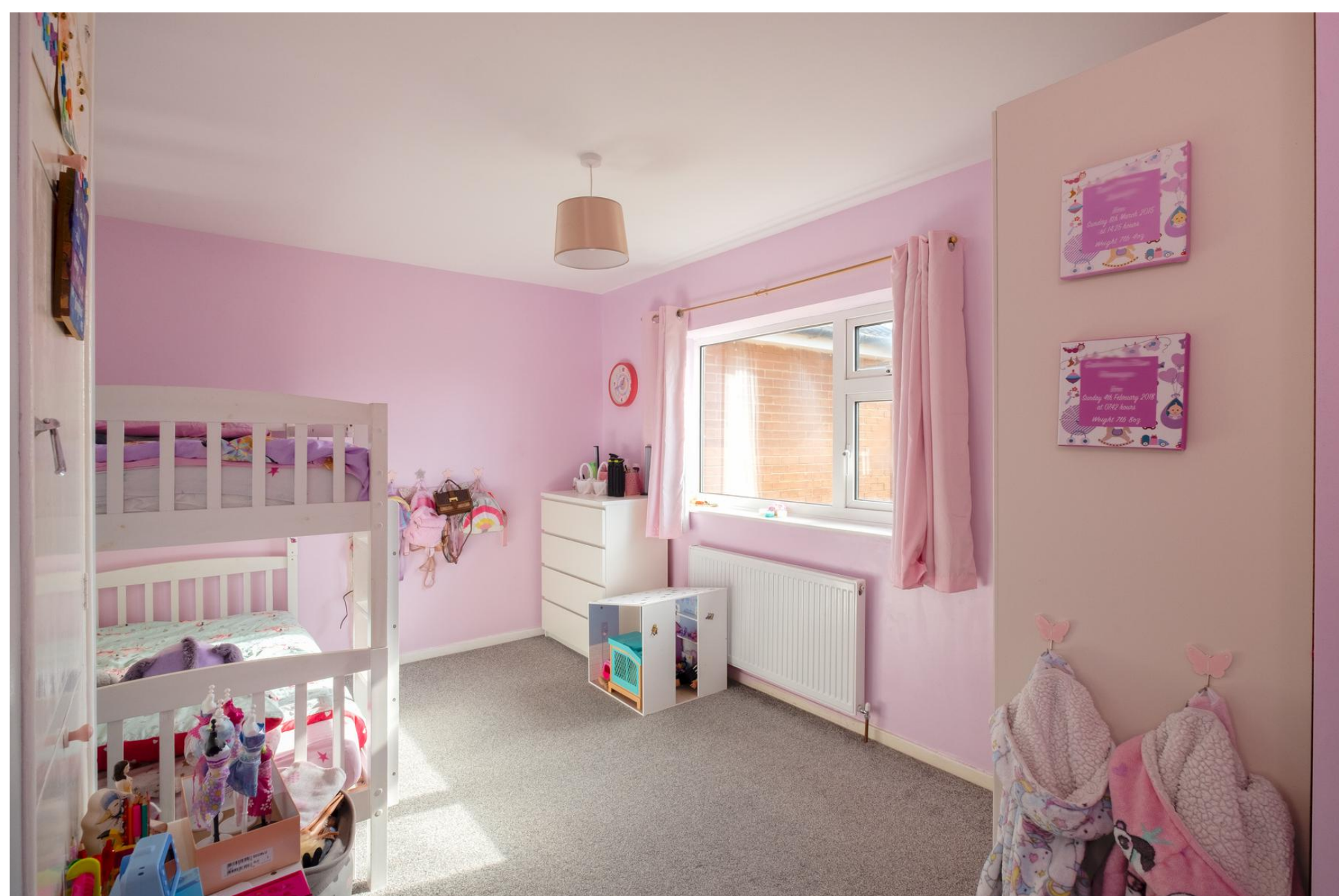
Local Authority: Charnwood Borough Council.

## Important Information

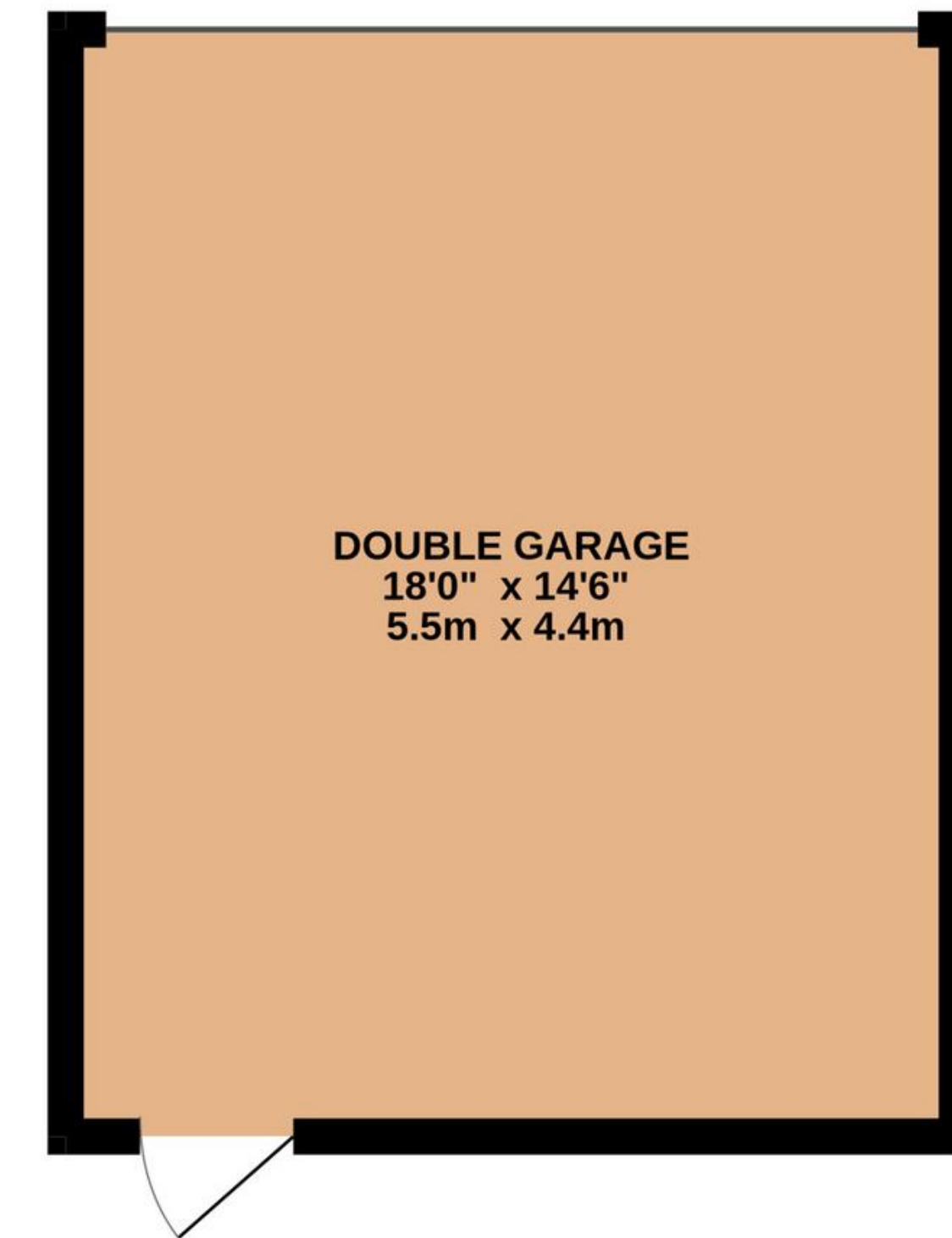
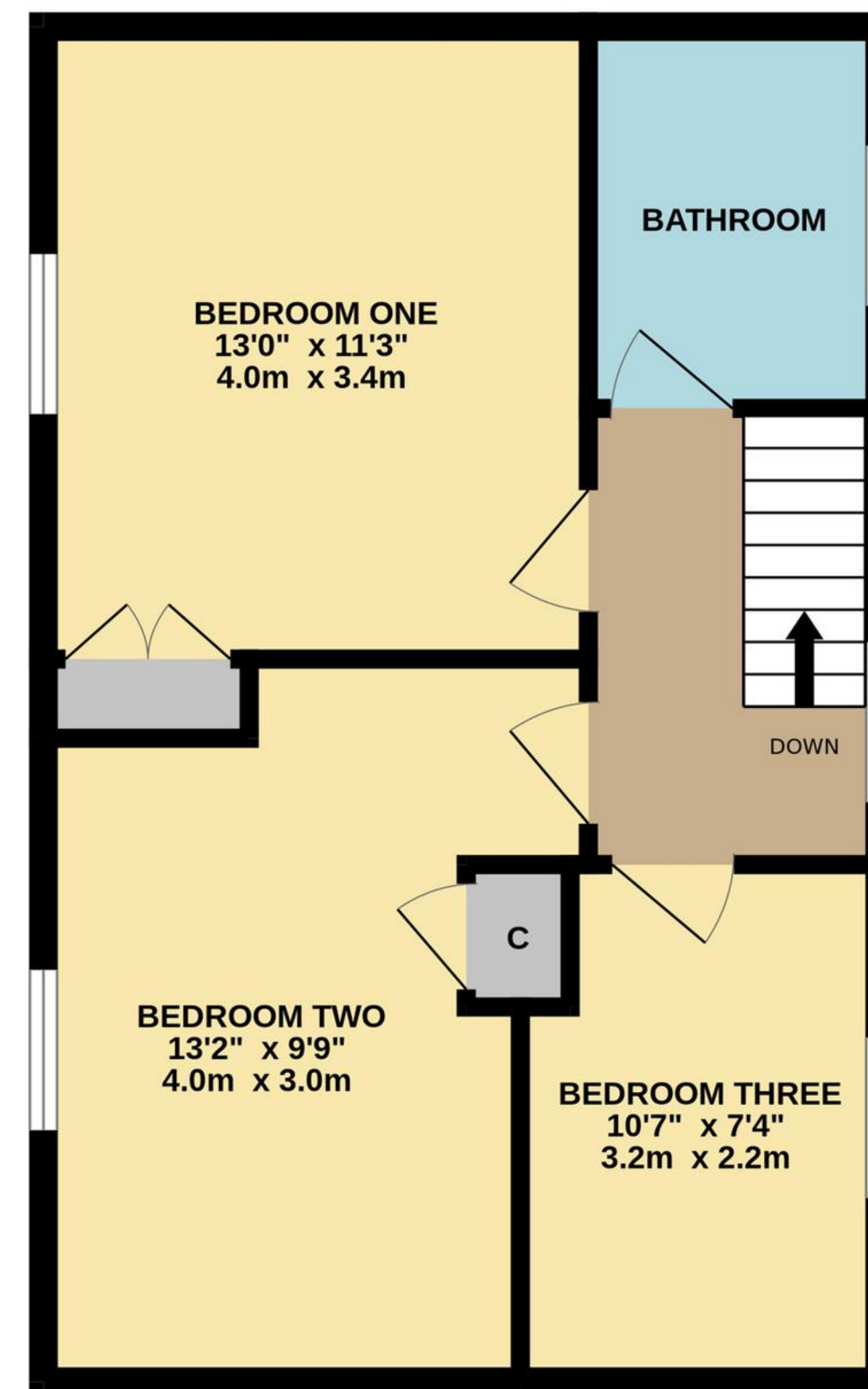
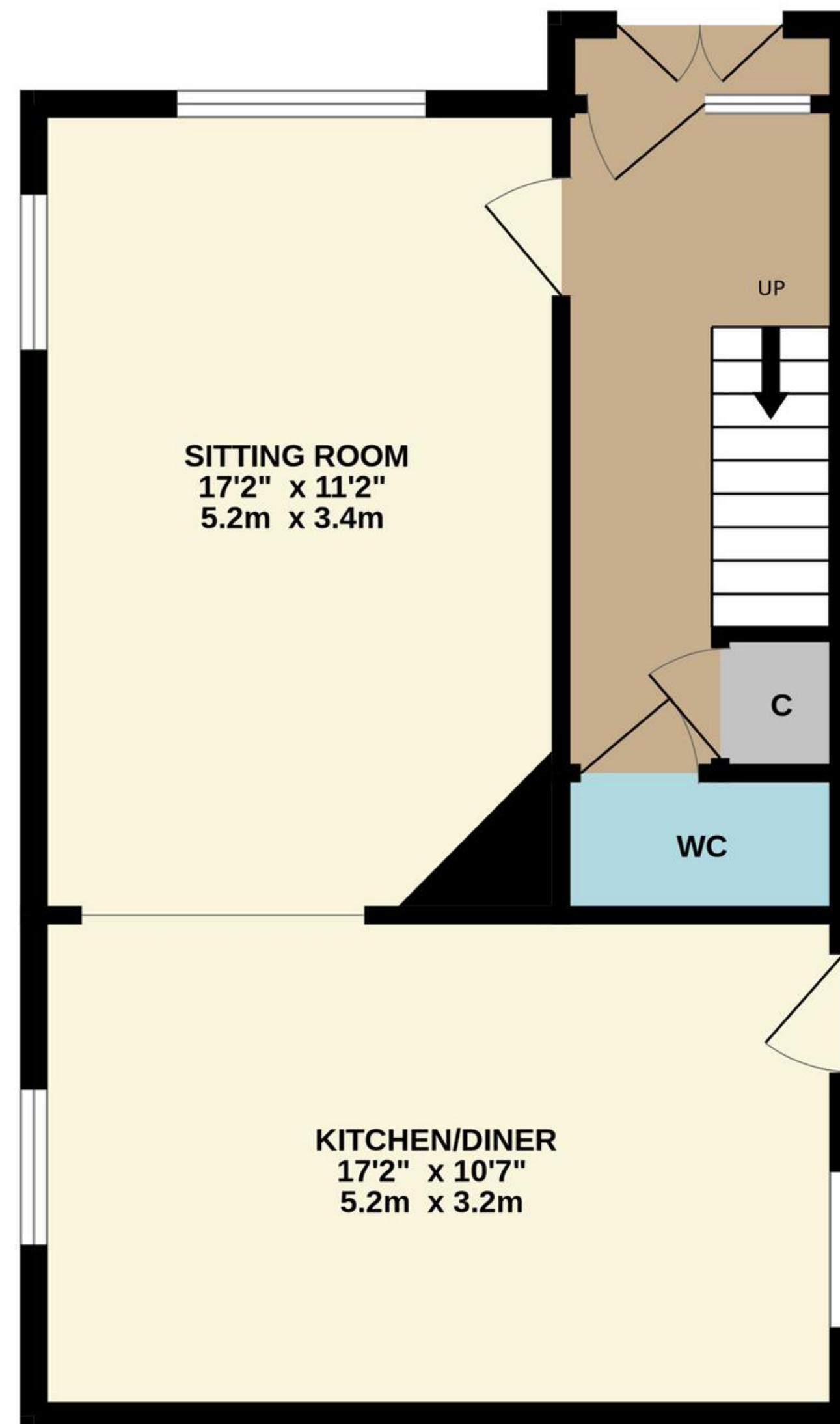
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## Smiths Property Experts

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 : 1219 sq.ft. (113.2 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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