



Smiths
your property experts

Poplar Road

Loughborough

- Well-presented and renovated home
- Bright and modern internal living space
- Private gravel laid driveway and brick outdoor stores
- Kitchen/diner and a separate spacious living/dining room
- Three good-sized bedrooms and a family bathroom
- Generous lawned rear gardens with a seating terrace
- Set back on a quiet road behind a mature hedgerow
- Catchment for Outwoods Edge Primary School

General Description

Smiths Property Experts offer to the market this well-presented, renovated and upgraded spacious three-bedroom home in the Charnwood market town of Loughborough.

The property has undergone a full schedule of internal modernisation over recent years and occupies a large plot with a gravel laid private driveway to the front, brick outdoor stores and WC, and large private gardens to the rear.

The property offers 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 with stairs rising to the first floor, a large living/dining room to the front, and a modern kitchen/diner to the rear with direct garden access. On the first floor are three good-sized bedrooms (two large doubles) and a modern family bathroom. Attached to the main house are its original and useful brick stores, one with the potential to be a workshop, and a gardener's WC.

The Outside

Set back from this quiet road behind a mature hedgerow and gravel laid private driveway that allows off-road parking for two vehicles. There is also a low-level ramp to the front door that could be valuable for the eventual purchaser, depending upon their requirements.

The rear garden is a particular feature of the property, with large lawns and a seating terrace to the immediate rear of the house. The garden offers a totally private aspect.





Property Information

EPC Rating: D.

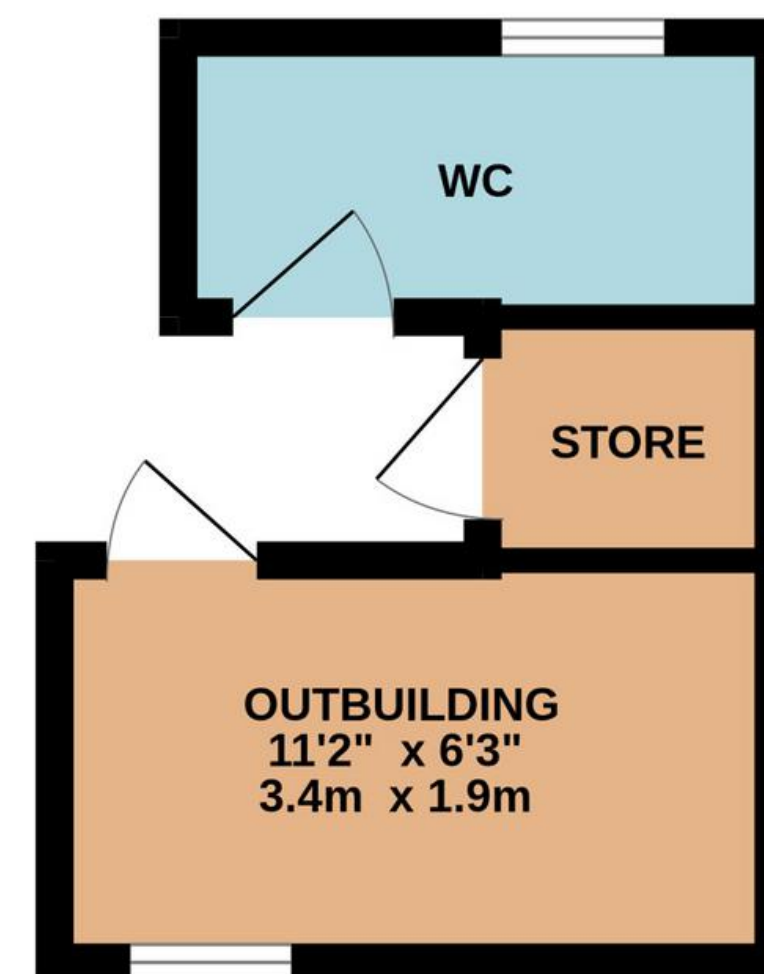
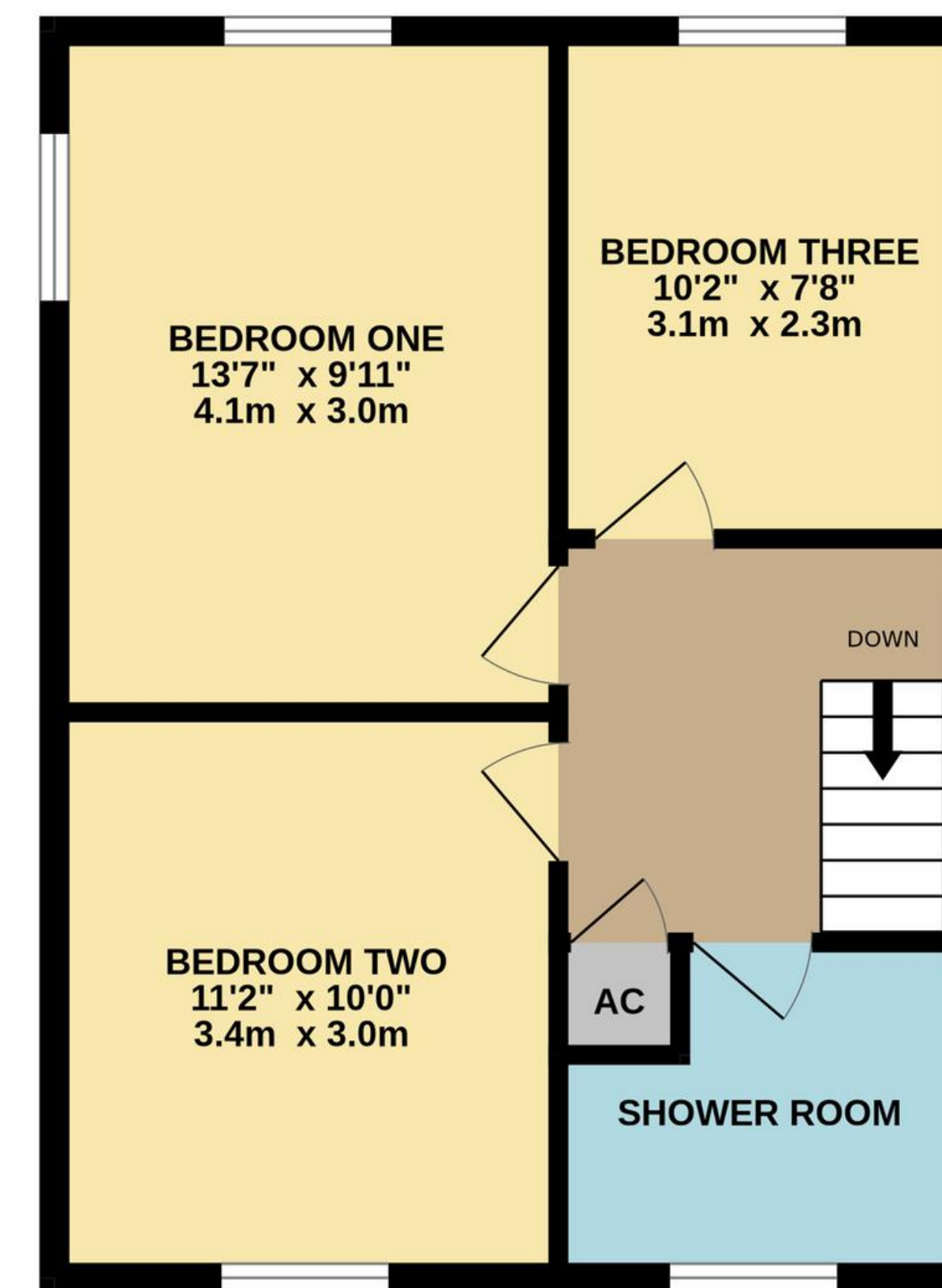
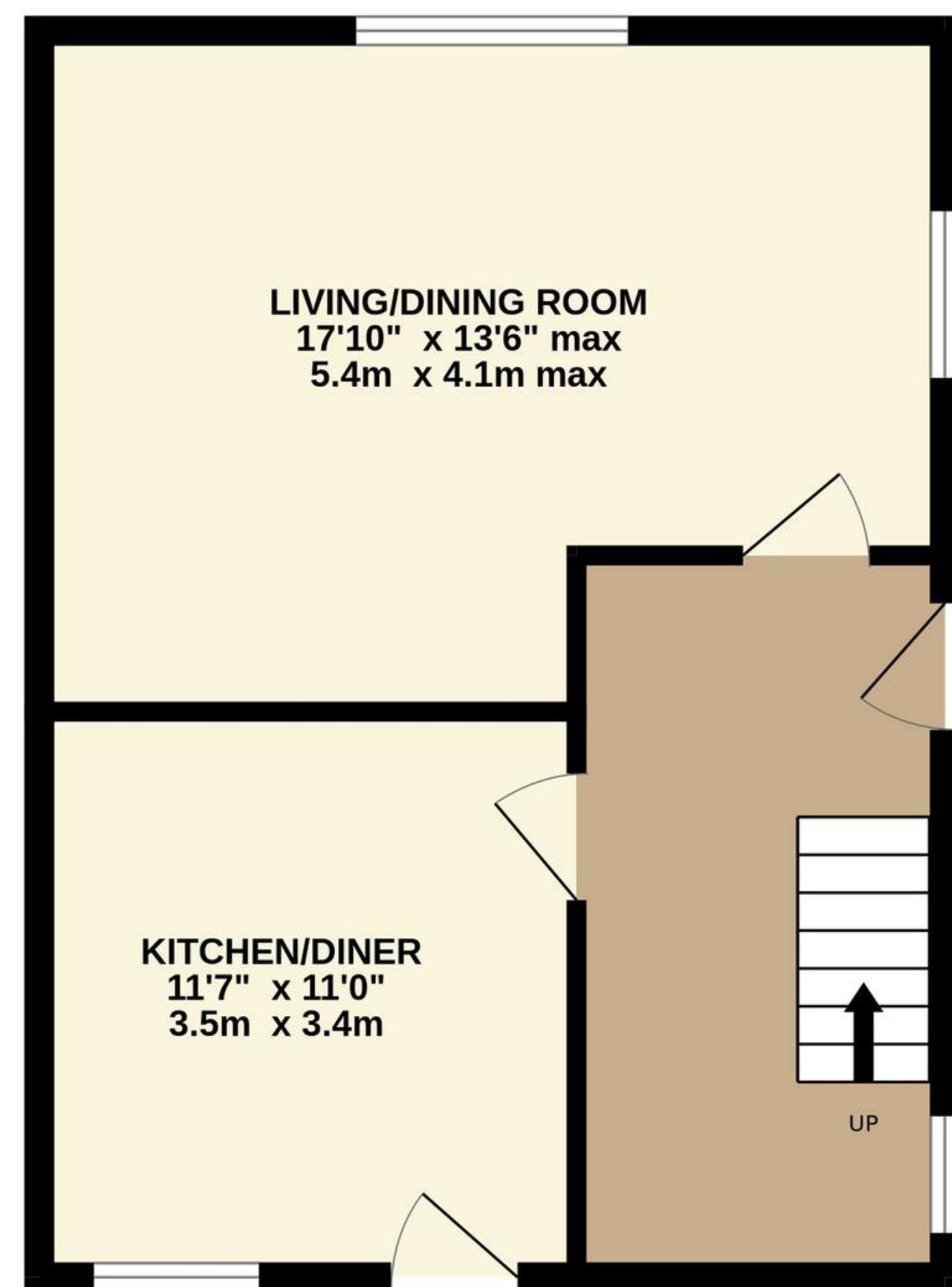
Tenure: Freehold. Council Tax Band: B.

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.





TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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