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your property experts







# The Poplars

Park Road, Loughborough

- Impressive architecturally designed Edwardian residence
- Expansive South West facing gardens of circa 0.2 acres
- Five double bedrooms and two contemporary bathrooms
- Three beautiful formal reception rooms
- Spacious and contemporary open-plan living kitchen
- Beautiful original features with modern enhancements
- Private gated driveway and a detached garage providing storage
- Located within walking distance of the town centre

## General Description

Smiths Property Experts are delighted to offer to the market The Poplars, a magnificent Edwardian residence, architecturally designed and approaching 2,700 square feet, which has been sympathetically upgraded and extended to provide a superb family home.

The property is set within south-westerly facing gardens of approximately 0.2 acres and located within walking distance of Loughborough town centre. The home retains many original features, including stained glass windows and ornate plasterwork, while incorporating modern enhancements. The accommodation includes three reception rooms, a stunning open-plan kitchen, which provides seamless indoor-outdoor living, five double bedrooms, as well as two recently updated bathrooms.

A rarity to the market, this home offers a unique blend of character, convenience and spacious modern living and demands an internal inspection to truly appreciate what is on offer.







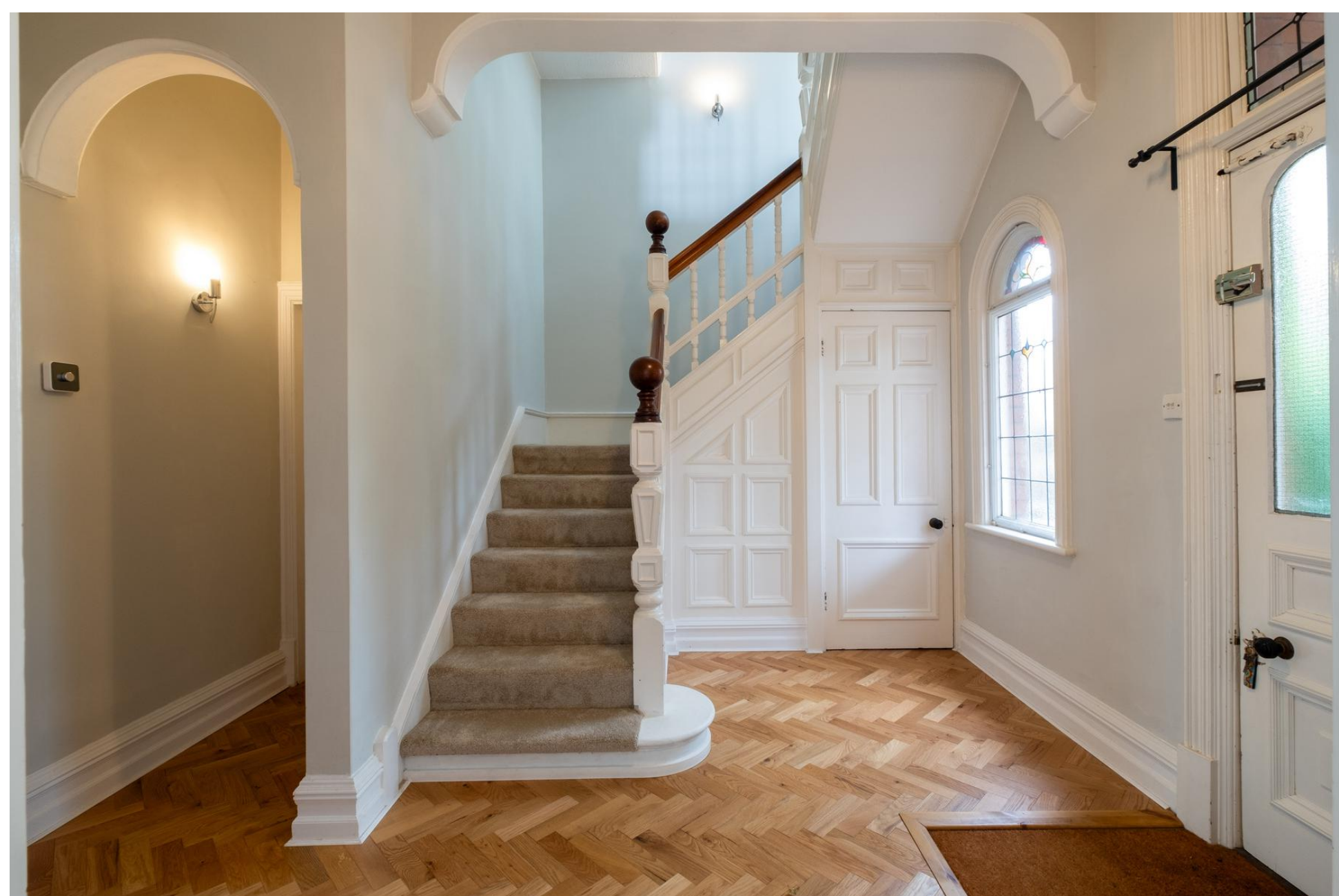




## The Property

This quite wonderful home is offered for sale in immaculate decorative order, having been lovingly maintained and improved by the current owners, including a replacement boiler, upgraded bathrooms, and some replaced and refurbished windows. The accommodation is entered through a storm porch and into the reception hall through the original stained glass front door. The hallway has replaced oak block flooring, a glorious staircase, a cloakroom cupboard, and a door to the cellar.

There are three reception rooms, including a bay-fronted formal dining room and a sitting room with a log-burning stove, as well as a picture bay that overlooks the gardens and a retractable projector screen. There is a family room with a continuation of the oak block flooring and a cast iron log burner, with steps leading to the kitchen. The kitchen is without doubt the new hub of the home, offering a light and spacious area accompanied by an open-plan living space with fully glazed sliding doors that open onto the rear garden from two sides. The kitchen features a range of base and wall units with quartz work surfaces, a central island incorporating the hob with a low-level extractor, a twin oven, and integrated appliances. Skylights and inset spotlights enhance the brightness of the room. The boot room/utility provides additional storage, plumbing for washing facilities, and houses the boiler, with the ground-floor WC leading off.



The first-floor landing has a built-in storage cupboard. There are three first-floor double bedrooms. The main bedroom has a recently replaced en-suite shower room, and the main bathroom has a contemporary four-piece suite including a freestanding bath and a walk-in shower. On the second floor, there are two further well-proportioned double bedrooms.













## The Outside

The property occupies a fabulous plot, set back from the road on Park Road in grounds approaching approximately 0.2 acres. A wrought iron gate leads to a pathway to the storm porch, with manicured lawns on all sides. A patio runs seamlessly from the kitchen, offering an alfresco dining area. Well-stocked and established flower and plant borders complement the garden. There are walls and fencing to the boundaries, with timber garden sheds/log storage. A gated and private driveway is located off Oliver Road, providing off-road parking for several vehicles, with a garage providing additional storage. The garden enjoys an enviable south west facing aspect, making the most of the sun throughout the day.

## The Location

The property occupies a fabulous position within walking distance of Loughborough town centre, which offers an array of shops and amenities, including many sought-after independent local businesses such as coffee shops and eateries. The town is home to a renowned university. Additionally, there are exceptional sporting facilities, a convenient train station with direct links to London St Pancras, and excellent road connections, including the A6 and M1 networks, which provide convenient access to Leicester, Nottingham, and beyond. The Outwoods and the further Charnwood Forest is on the doorstep, offering beautiful countryside walks. Of note are the excellent schooling options in proximity, including both private and state schools.











## Property Information

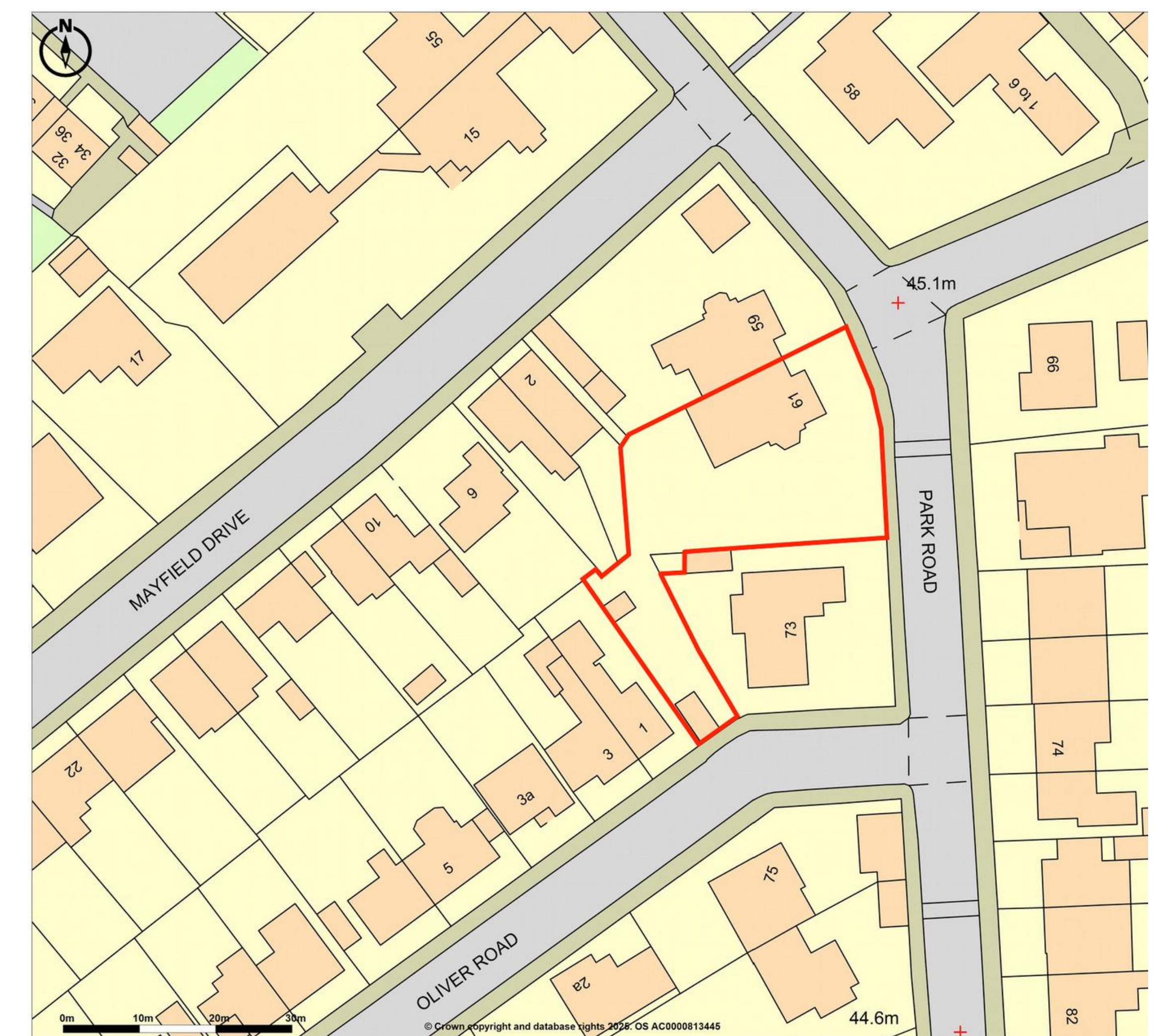
EPC Rating: D. Council Tax Band: G.

Tenure: Freehold.

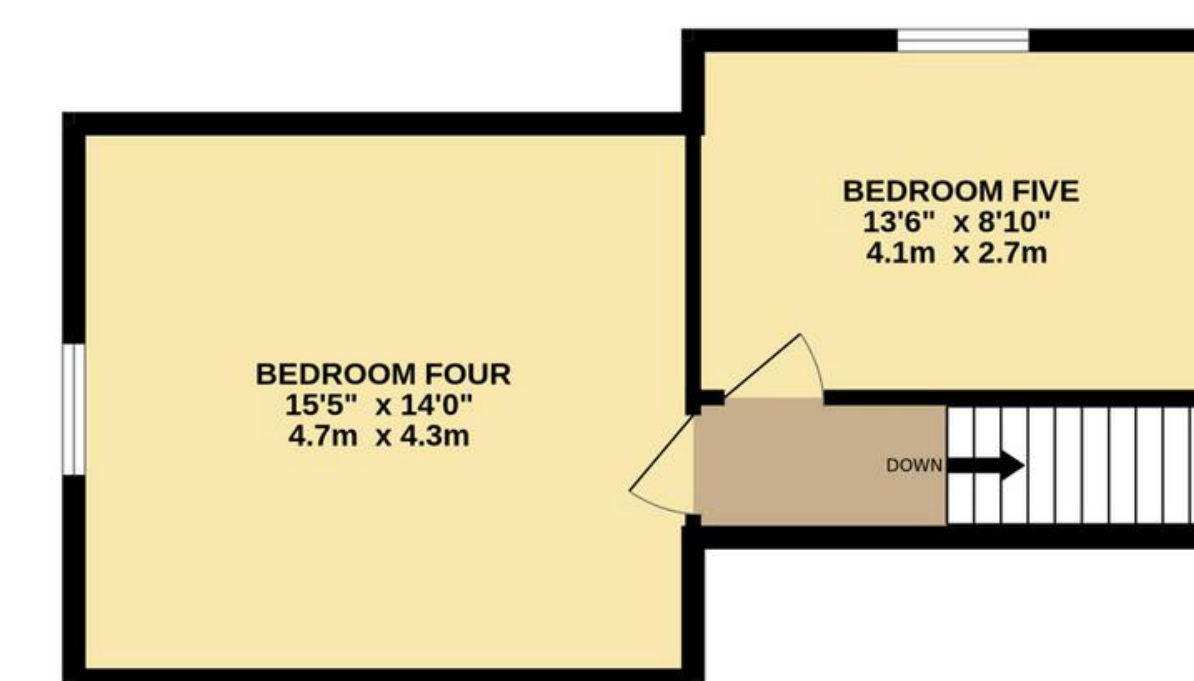
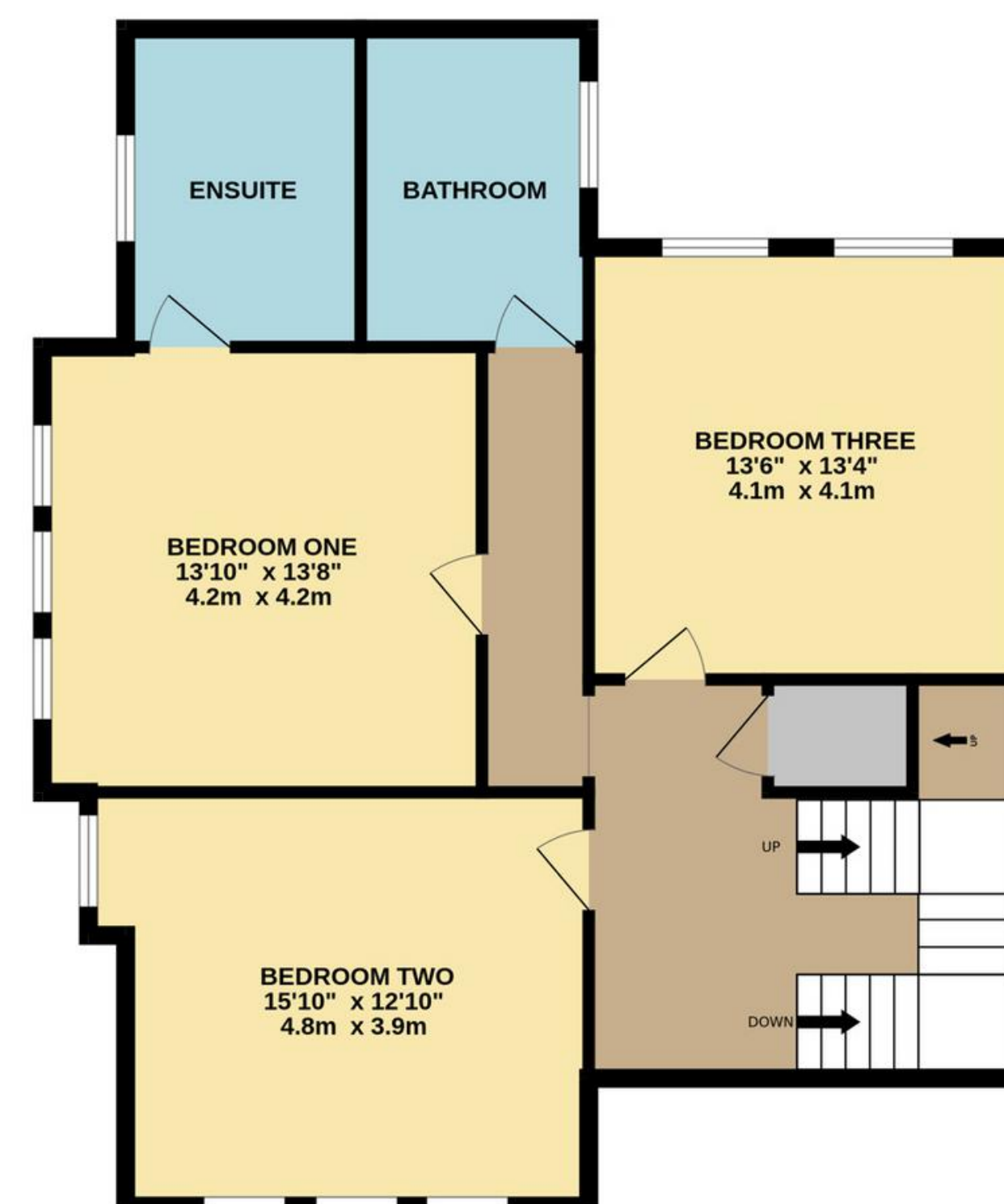
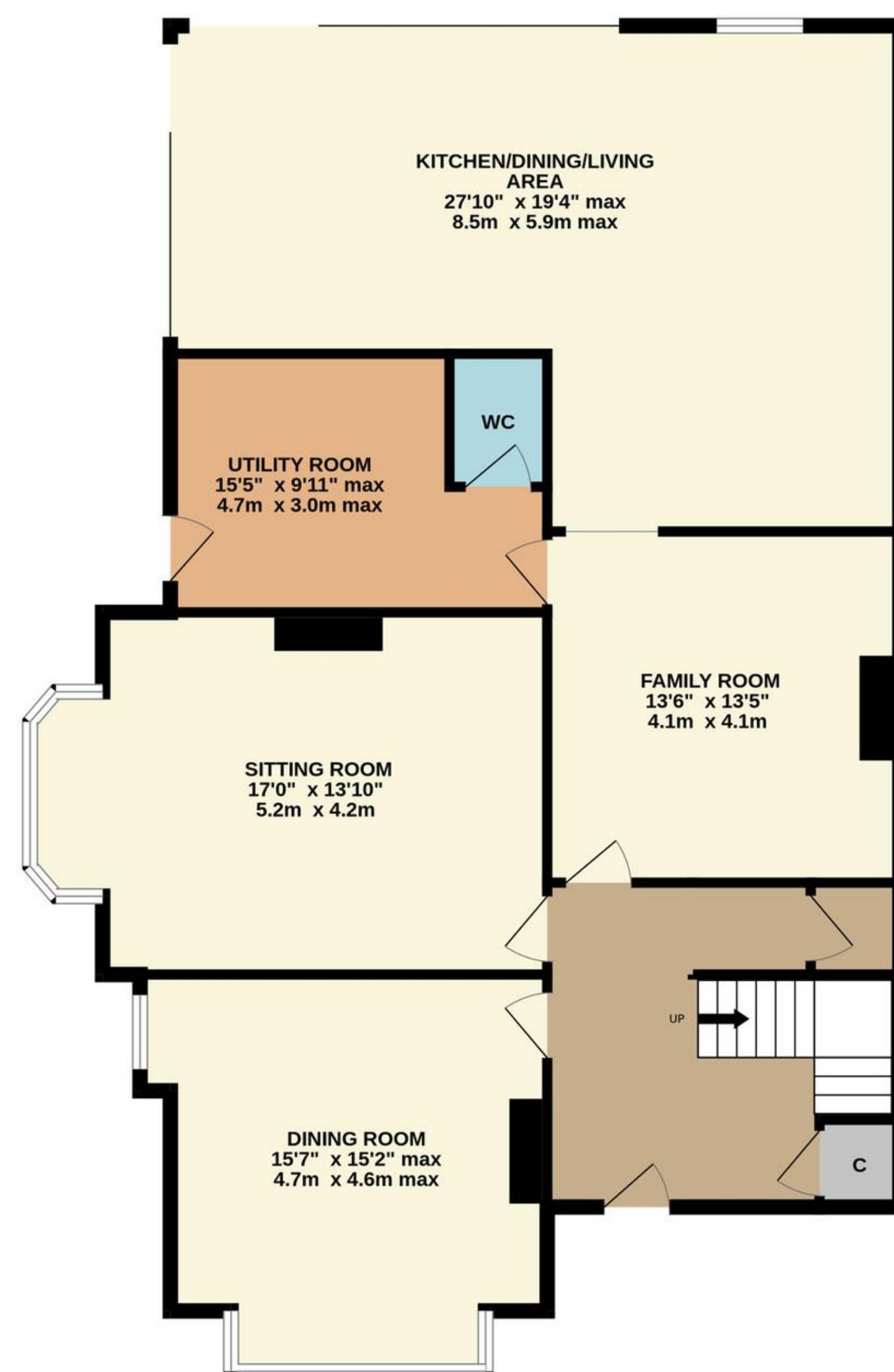
Local Authority: Charnwood Borough Council.

## 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 : 2684 sq.ft. (249.4 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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01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)





