



Smiths  
your property experts



# Melbreak Avenue

## Loughborough

- Superb detached family home
- Located on the popular Forest Side of town
- Contemporary kitchen with a useful pantry
- Two spacious reception rooms
- Five good-sized bedrooms and two bathrooms
- Driveway providing ample off-road parking
- Tandem garage with power and lighting
- Mature south-west facing rear gardens

### General Description

Smiths Property Experts offer to the market this superb, detached family home, on the popular Forest Side of Loughborough, featuring a south-west facing garden, private driveway, and tandem garage. The property has been extended to the side and rear to provide spacious living accommodation.

The internal layout comprises five bedrooms, an en-suite, and a family bathroom, making it ideal for a growing family. Downstairs, there are two spacious reception rooms, a kitchen, a utility room, and a ground-floor WC. This deceptive home sits on a lovely plot and must be viewed to fully appreciate the accommodation available.







## The Property

This wonderfully extended and well-presented five-bedroom detached family home benefits from gas central heating and UPVC double glazing. The sitting room provides a lovely entertaining space, with doors to the family room and kitchen, and a window to the front.

The spacious dining room benefits from patio doors which open out onto the rear garden. The kitchen is fitted with a range of base and wall units. There is a useful pantry.

There is a secondary hallway accessed via the kitchen and main entrance hall, providing useful internal access to the garage, utility room, and downstairs w.c. The utility room has plumbing and space for appliances. On the first floor, there are five good-sized bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite shower room.

## The Outside

The property is situated in a lovely position on Melbreak Avenue and is set behind a generous driveway that provides ample off-road parking and access to a tandem garage. The garage features an up-and-over door to the front, power and light, and would make an ideal workshop.

The rear garden is mainly laid to lawn with a seating terrace, well-stocked and established borders, and a sought-after south west facing aspect.







## The Location

The property boasts an enviable position on the Forest Side of Loughborough, with countryside walks over the Outwoods and beyond right on the doorstep. The town centre just a five-minute drive away, and the M1 motorway network at Junction 23 conveniently close for commuting outside of Loughborough. The town offers a wide array of shopping facilities, supermarkets, and schools, with the esteemed University being close by. There is also a train station, and the A6 road provides easy access to Loughborough and Leicester.

## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

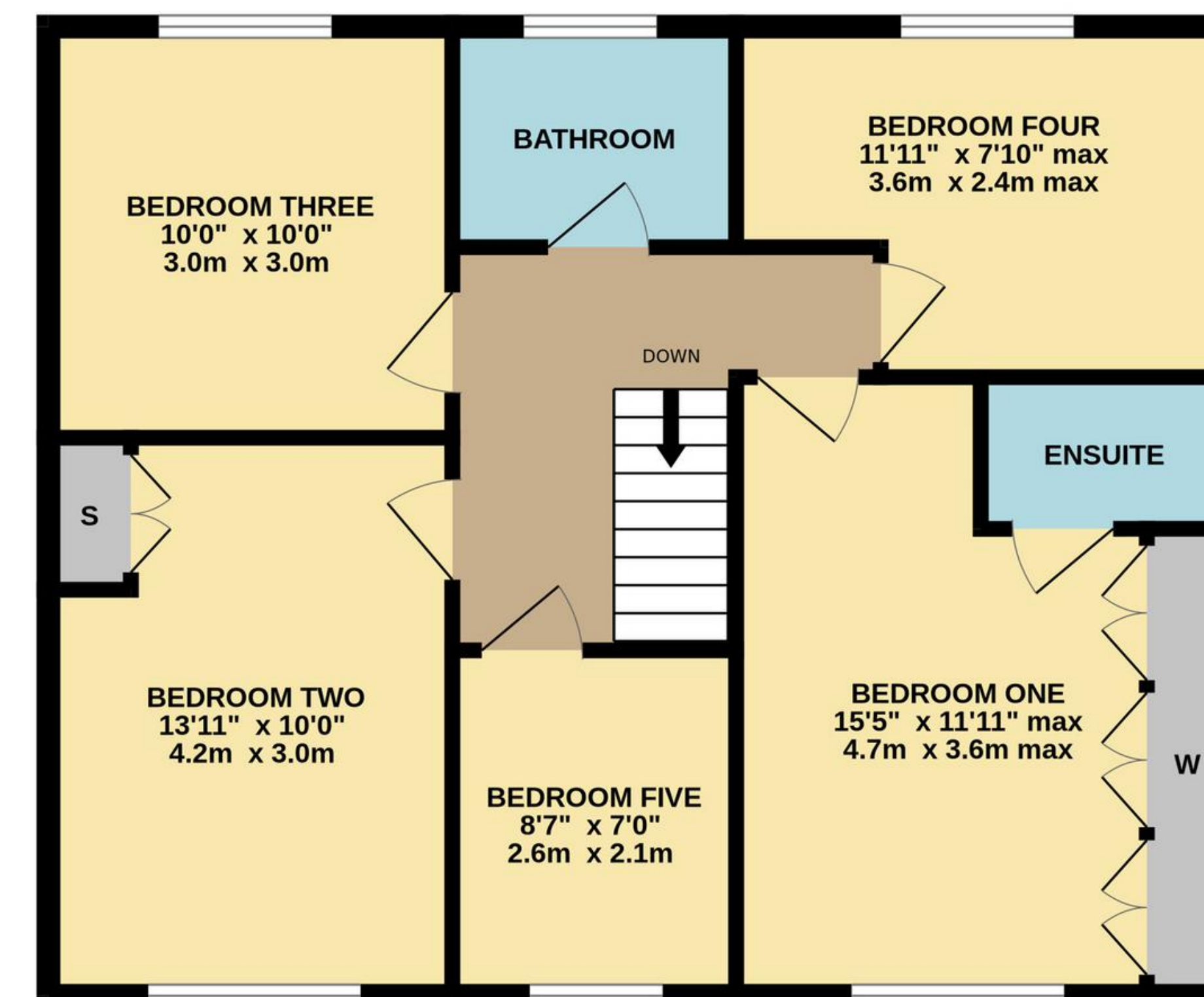
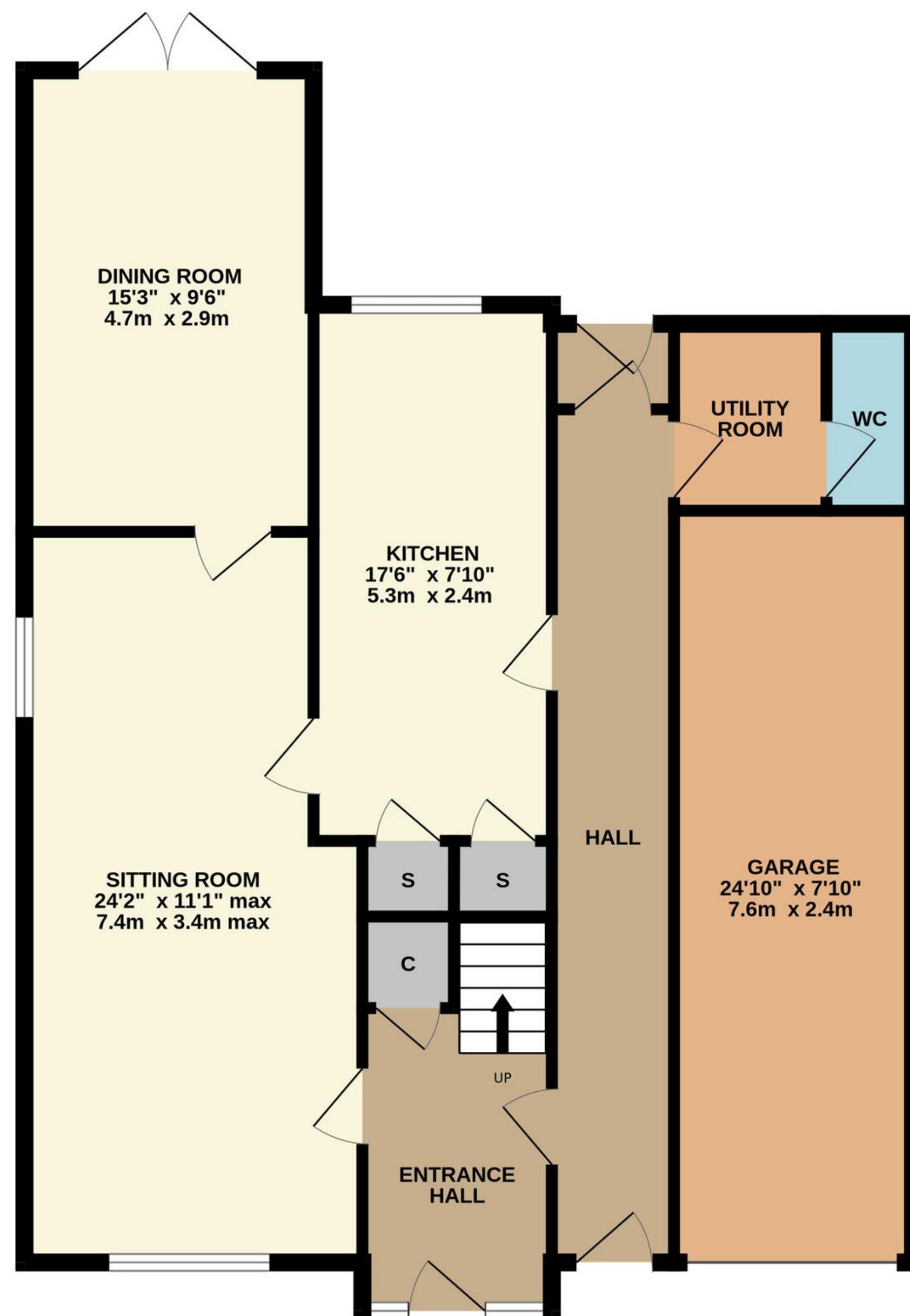
Local Authority: Charnwood Borough Council.

## 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.







TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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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