



**Smiths**  
your property experts

# Tiverton Road

Loughborough

- Available immediately
- Well-presented semi-detached family home
- Located on the sought-after 'Forest Side' of town
- Three bedrooms and a modern family bathroom
- Fully fitted kitchen with a pantry cupboard
- Private driveway with off-road parking
- Garage and low-maintenance rear gardens
- Unfurnished

## General Description

Available immediately is this well-presented three-bedroom semi-detached family home. The property is situated on the sought-after 'Forest Side' of Loughborough, with exceptional views of Charnwood Forest to the rear.

## The Location

The property is situated in a lovely residential area with convenient access to excellent schooling options, the town centre, the university, and the beautiful Charnwood Forest countryside.





## The Property

Internally, the property is presented in excellent condition, having been redecorated throughout. The living accommodation is laid across two floors and comprises an entrance hall, a superb front-to-back living/dining room with direct garden access to the rear. A fully fitted kitchen has an understairs pantry cupboard and an external door to the side. Upstairs and accessed via a light-filled landing are three bedrooms (two doubles) and a modern family bathroom.

## The Outside

The property is set back and elevated behind a private driveway with off-road parking for one to two vehicles. There is also a side driveway that leads to the garage and rear garden. The gardens are low-maintenance and home to a useful timber store.





## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

## Lettings Information

Unfurnished. Long Term.

Available immediately.

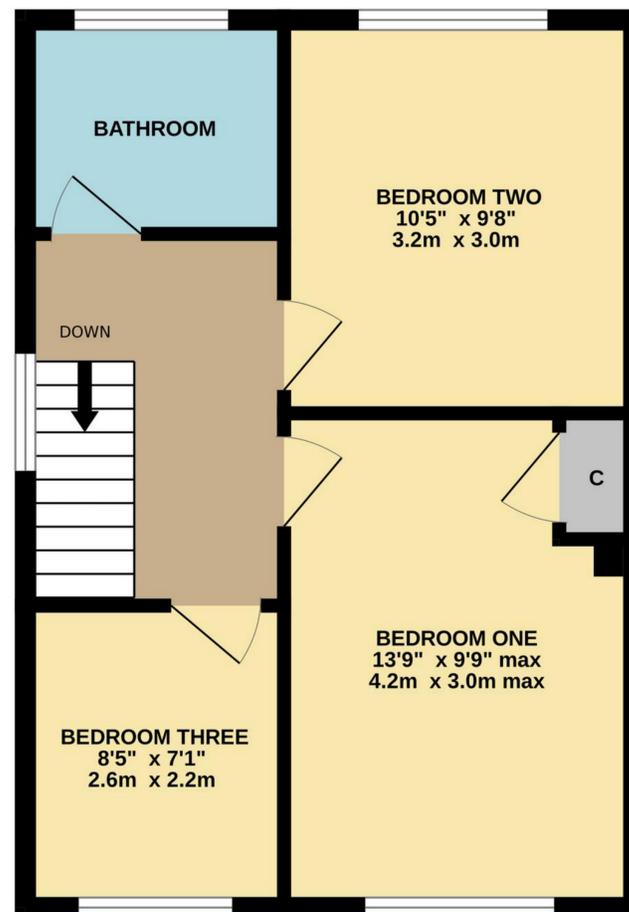
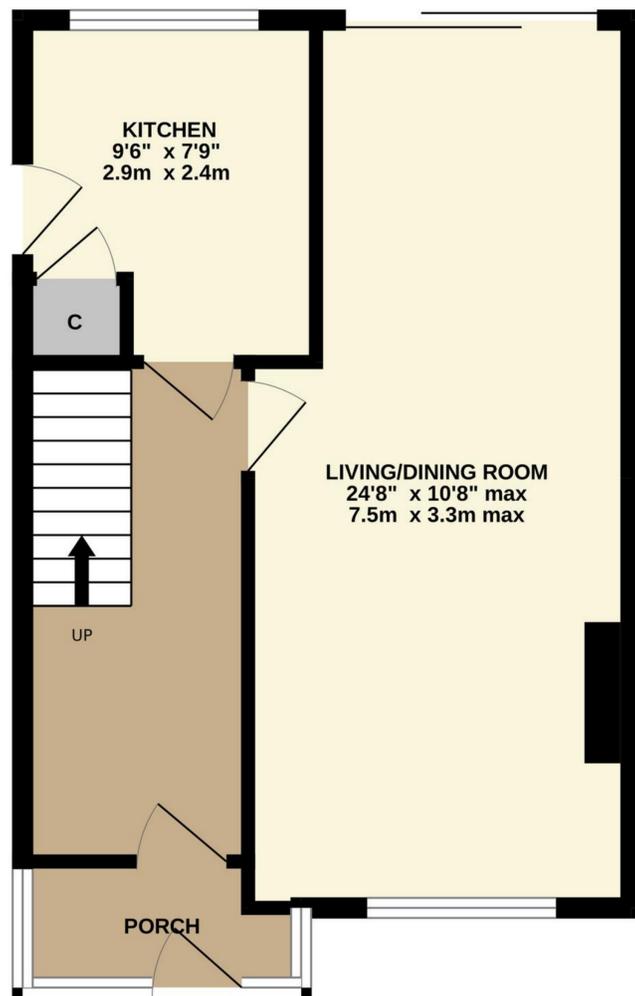
## Important Information

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. All measurements should be treated as approximate and for general guidance 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 : 848 sq.ft. (78.8 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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