



Smiths
your property experts

Johns Lee Close

Loughborough

- Beautifully presented detached family house
- Located in a small development on the 'Forest Side'
- Four good-sized bedrooms and two bathrooms
- Contemporary kitchen/diner and a utility room
- Landscaped gardens with a South West facing aspect
- Private position with a double-width driveway
- Double garage partly converted to a home office
- Well situated for access to the university

General Description

Smiths Property Experts offer to the market this beautifully presented four-bedroom detached family home, constructed by Bryant Homes as part of a small development on the most sought-after 'Forest Side' of Loughborough. The property affords an end of cul-de-sac location, with a private driveway, double garage, and landscaped gardens to the rear. It is well situated for access into Loughborough town centre with its array of amenities. There is also excellent choice of schooling and Loughborough University close by.





The Property

Accessed via a spacious entrance hall, to one side is a spacious main living room with engineered oak flooring and direct garden access to the rear, and to the other, a refitted kitchen/diner with a separate utility room. The current owners have greatly improved the kitchen by removing the wall between the dining room and kitchen to create a space more conducive to modern family living requirements. The kitchen includes granite worktops and limestone flooring with underfloor heating. There is a continuation of the engineered oak flooring in the entrance hall, which also provides access to a downstairs wc. A generous light-filled landing leads to four good-sized bedrooms and a stylish family bathroom upstairs. The principal bedroom affords an en-suite shower room, and the principal and second bedrooms boast built-in wardrobes.

The Outside

The property occupies a private and secluded position behind low-maintenance front gardens and a double-width driveway. There is a double garage to the left-hand side, half of which has been partly converted for use as a home office. The plot is generous, with plentiful storage on the left-hand side and, to the rear, a South West and private aspect. Landscaped by the current owners, the rear gardens have an ideal mix of borders, beds, a central lawn, and flagstone-laid sun-drenched entertaining terraces.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

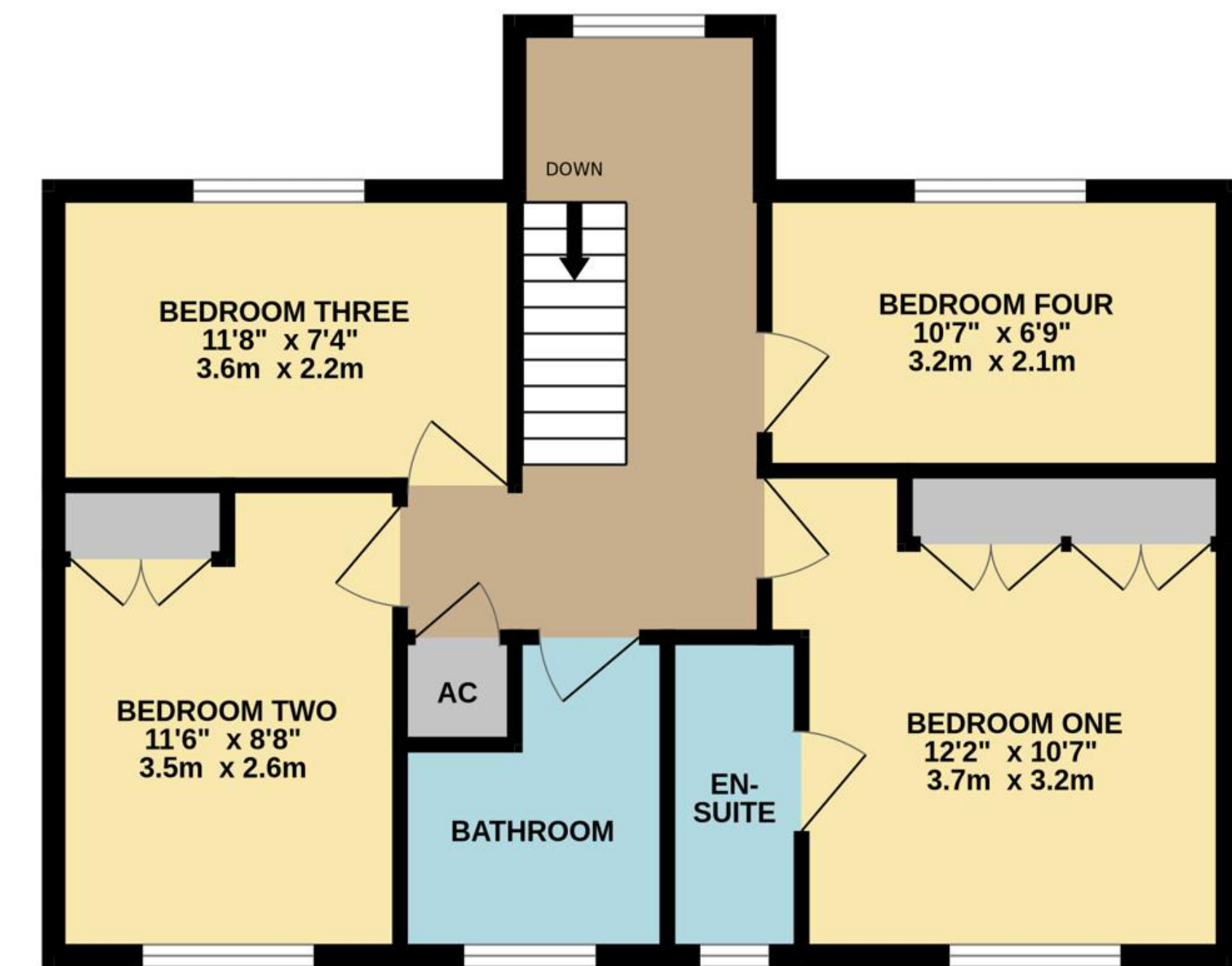
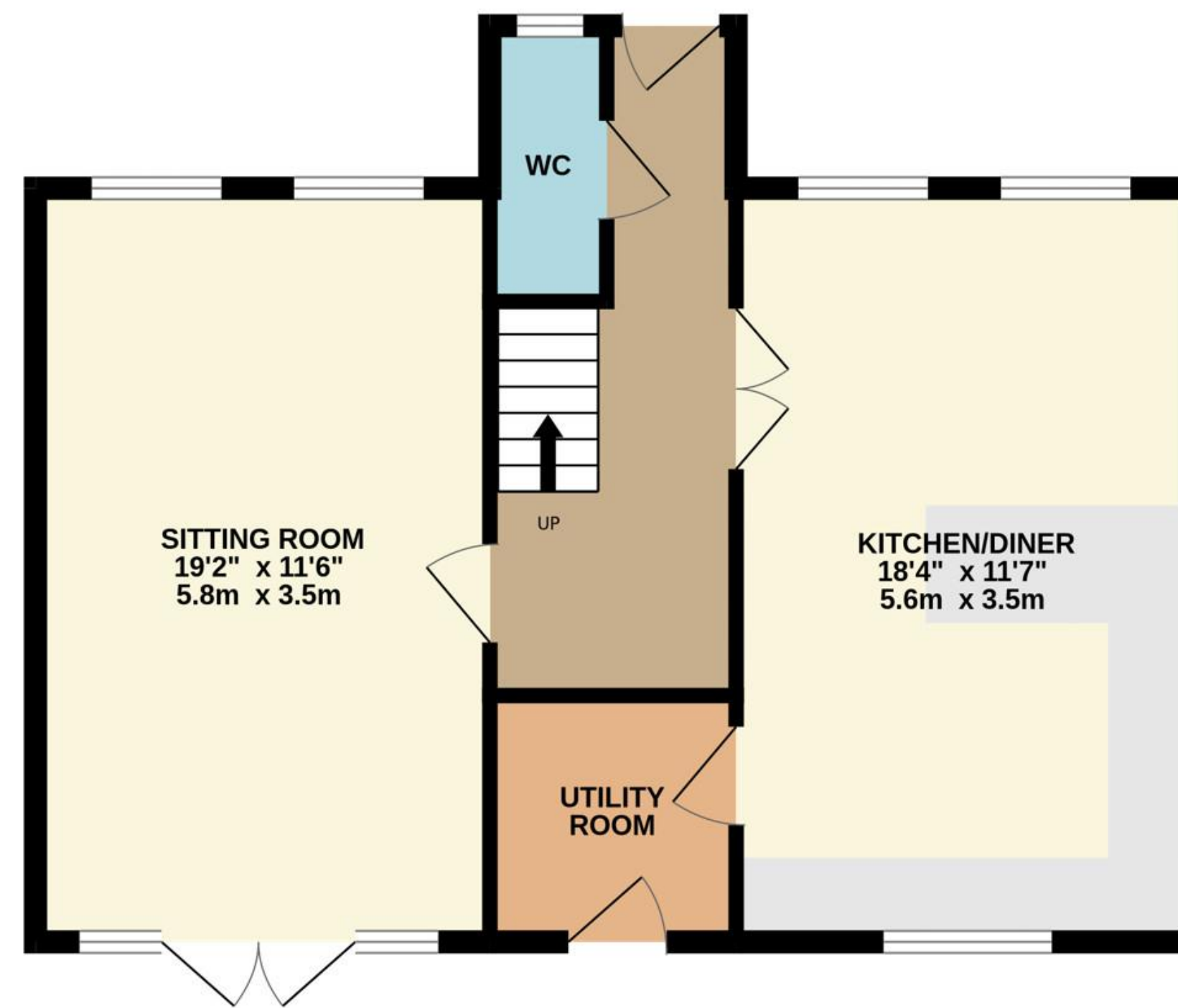
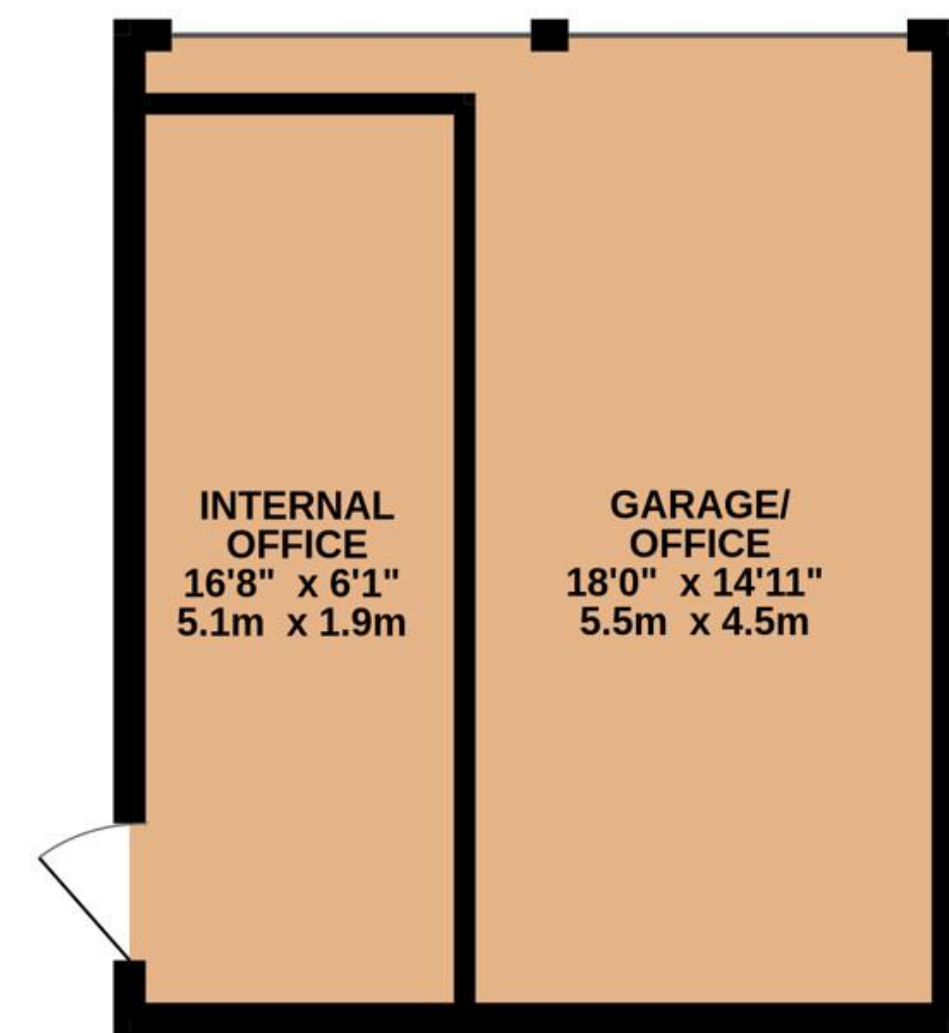
Important Information

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.

Smiths Property Experts

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TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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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