



Smiths
your property experts

Buckingham Drive

Loughborough

- Extended and well-presented detached family home
- Generous and flexible living space over two floors
- Currently set up for multi-generational family use
- Excellent plot in a popular residential street
- Block-paved driveway and a covered carport
- Three good-sized bedrooms and two bath/shower rooms
- Lawned and private rear garden with a detached garage
- Lovely local walks through Garendon Park

General Description

Smiths Property Experts offer to market this extended and well-presented three-bedroom detached family home occupying an excellent plot in a popular residential street in the Charnwood market town of Loughborough. The property offers generous and flexible living space, currently set up for multi-generational family use by our sellers.





The Property

Entered via an enclosed porch, the living accommodation extends to 1,021 square feet (excluding the garage) with gas central heating and uPVC double glazing throughout. There are three reception areas that are currently open but could be closed off should the eventual purchaser wish. The kitchen has been extended, and there is also a useful modern downstairs shower room. Upstairs are three good-sized bedrooms and a recently upgraded and replaced family bathroom.

The Outside

Set back from the road behind a block-paved driveway with off-road parking for multiple vehicles. The property enjoys a peaceful setting. To the rear, the property has lawned and private gardens with a seating patio and a variety of planting. There is also a detached garage in the garden, currently used as a workshop and gym. To the side of the main house and accessible from the kitchen is a covered 'carport' with secure gates on the front. The seller states that this space is excellent for year-round entertaining.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

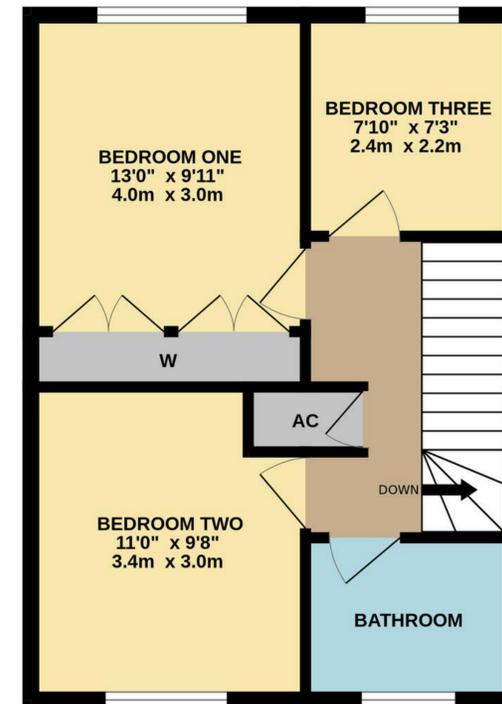
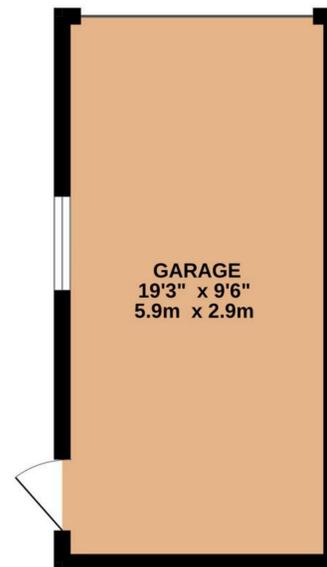
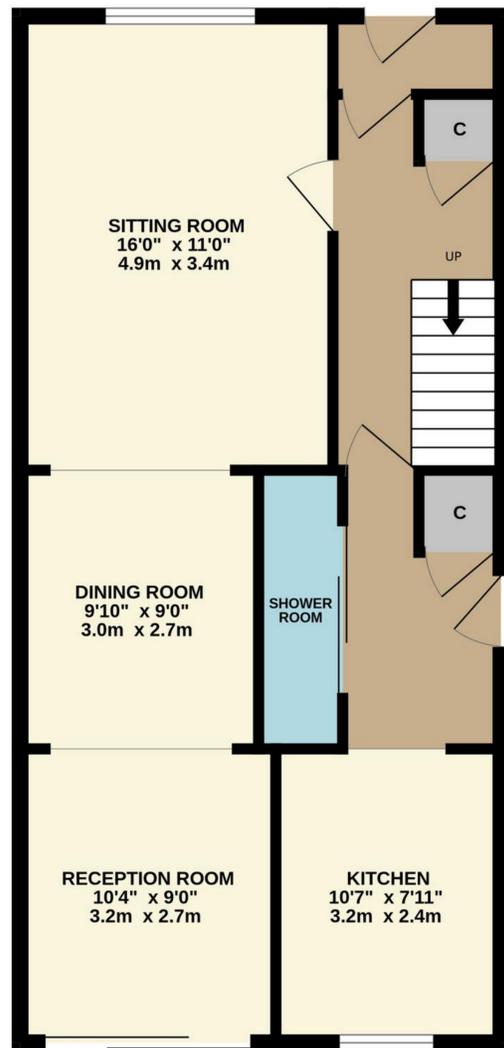
Important Information

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.

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 : 1203 sq.ft. (111.8 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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