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your property experts

Fairmount Drive

Loughborough

- Beautiful and spacious semi-detached family home
- Situated in a desirable residential area
- Five double bedrooms and three bathrooms
- Contemporary kitchen/diner with a utility room and pantry
- Sitting room and a separate family room
- Established South West facing gardens to the rear
- Private driveway and an integrated garage
- Catchment area for the well-regarded Holywell Primary School

General Description

Smiths Property Experts are favoured with instruction to market this beautiful and spacious mature family home in the 'Forest Side' of Loughborough. The property is set in grounds that extend to approximately 1/4 of an acre with a private driveway to the front and South West facing gardens to the rear.

The property has been lovingly updated and extended to offer a gross internal area measuring approximately 2,214 square feet of floor space, including an integral garage. There are five double bedrooms, three bathrooms, and three reception rooms.







The Property

Through the original enclosed porch is a beautiful light-filled entrance hall with stairs rising to the first floor. There are three reception areas, including a family room and a sitting room with direct garden access to the rear. There is also a beautifully refitted kitchen/diner with views across the rear gardens. A separate utility room has access to a pantry and the integral garage.

Upstairs and on the first floor are four double bedrooms and a modern family bathroom. The second bedroom has a modern en-suite shower room. The principal bedroom suite on the second floor has a walk-in wardrobe and an en-suite shower room, and beautiful views of the rear and further to nearby Beacon Hill. There are also two loft spaces, one finished to an internal standard and with natural light, power, and lighting.

The Outside

This characterful family home is set back from this prestigious road behind a private driveway and low-maintenance front gardens. There is an integral garage on the left-hand side, which also provides access to the rear of the property.



The plot has stunning South West facing rear gardens that are mature, mainly laid to lawn with a newly laid terrace to the immediate rear of the main house.





The Location

The property is located in a sought-after residential area on the desirable 'Forest Side' of Loughborough, within easy reach of both the town centre and beautiful Leicestershire countryside in the Charnwood Forest. The setting is convenient for access to Loughborough University. Excellent state and private schools are in the local vicinity, including the well-regarded Holywell Primary School and Mountfields Lodge School.

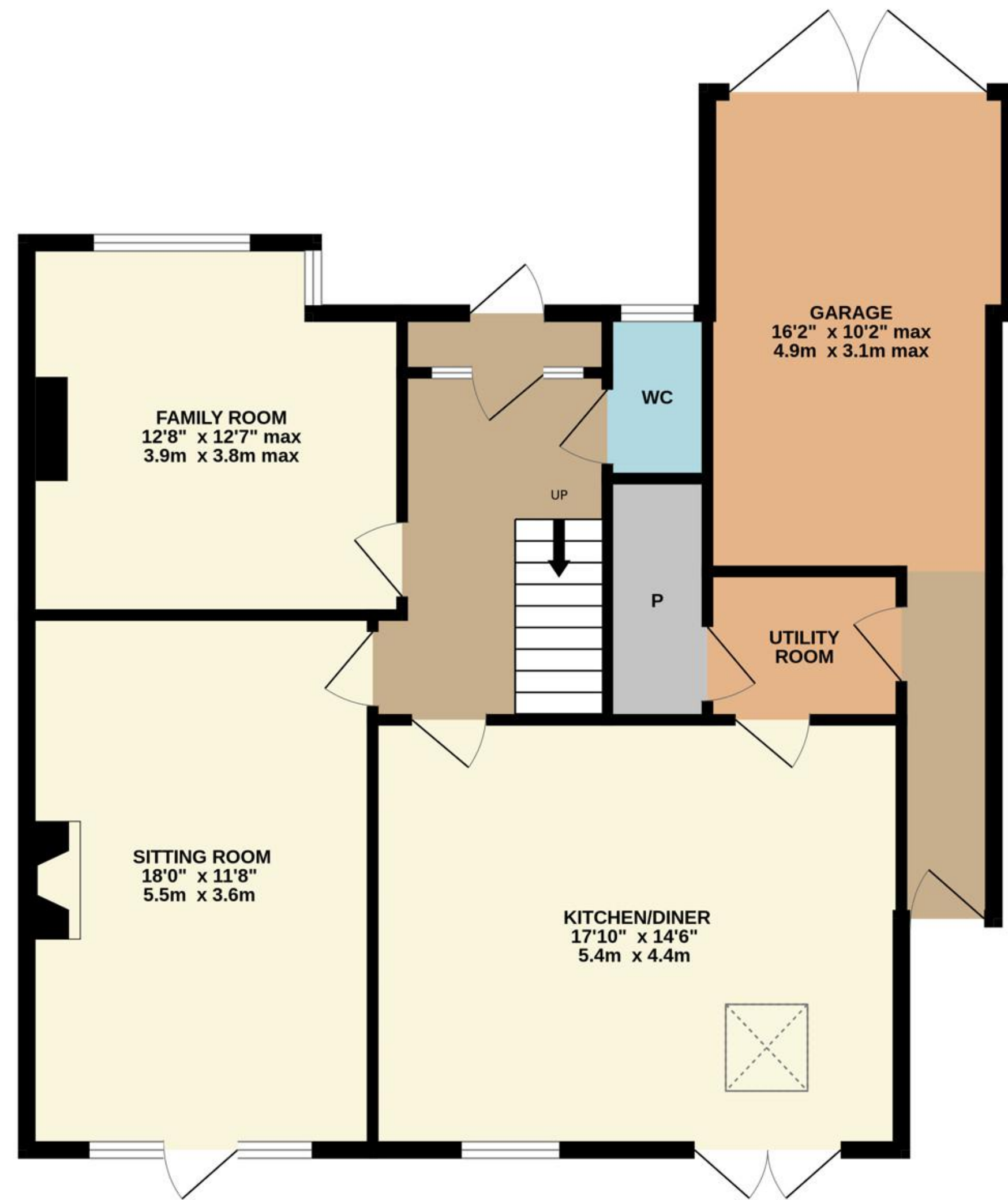
Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

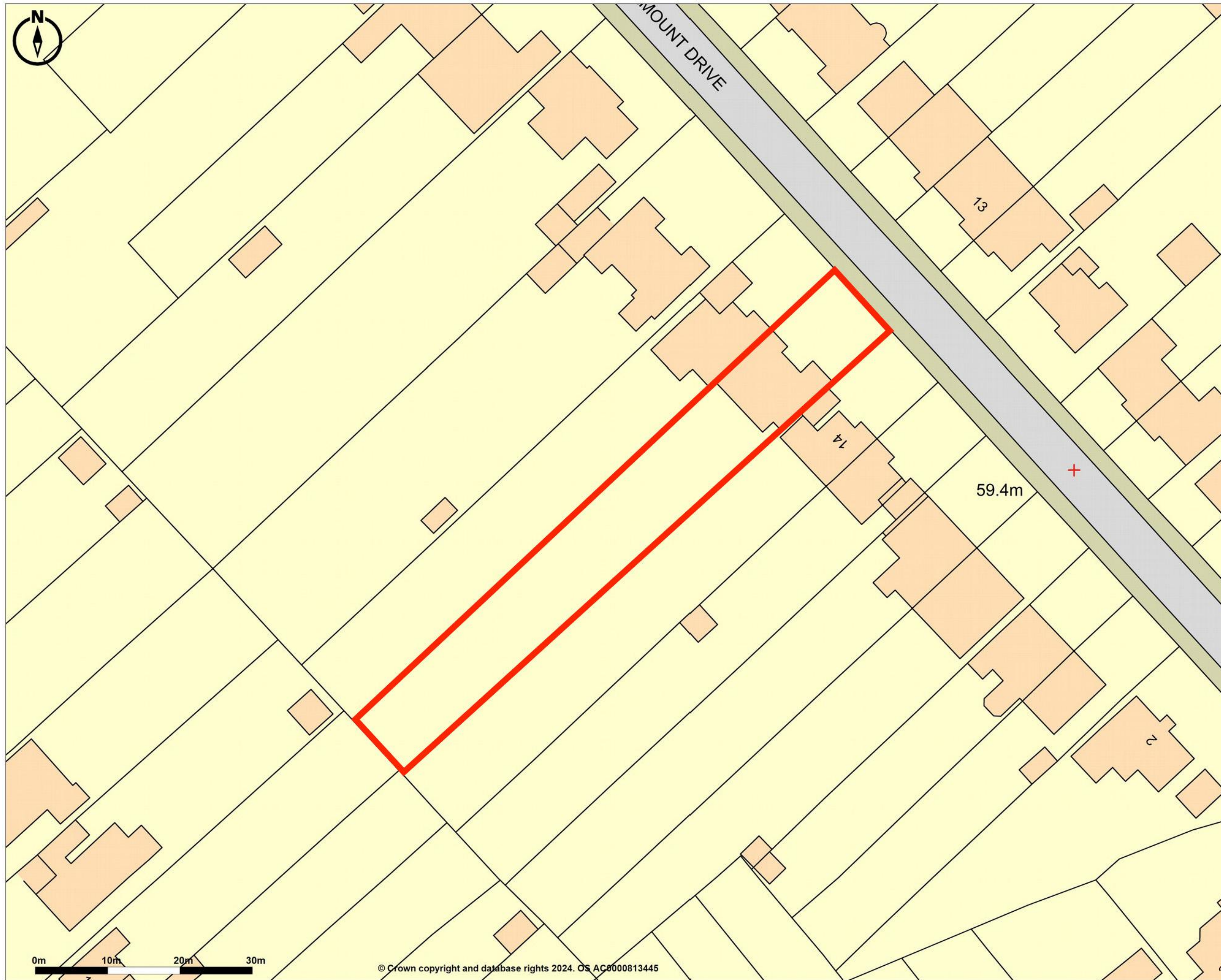




TOTAL FLOOR AREA : 2214 sq.ft. (205.7 sq.m.) approx.

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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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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