



Lea Drive | Loughborough | LE11 2GY

Asking price £379,950



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ESTATE AGENTS & VALUERS



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Situated in a block paved cul-de-sac setting on the popular Grange Park development, this modern 4 bedroom home would suit young families or couples. The property is newly decorated and carpeted throughout and offered with no upward chain. Featuring a large living room, spacious dining kitchen along with utility room and ground floor w/c, the property also has 4 bedrooms with master en-suite and separate family bathroom. Situated on the much coveted 'Phase 1' part of Grange Park by local builders William Davis, the specification was of a higher level, with polished chrome style switches, dual zone heating and upgraded appliances. No Upward Chain - Early viewing advised to avoid disappointment.

Modern Family Home

Popular Grange Park

Bathroom and En-suite

Living Room and Dining  
Kitchen

Enclosed Rear Garden

Cul-de-Sac Location

Four Bedrooms

Garage and Gated Driveway

Utility Room and W/c

No Upward Chain

### Entrance Hall

A canopy storm porch gives way to the entrance hall, via a newly fitted high quality double glazed door with stylish full length frosted glazed panel to the side. There is a staircase to the first floor, alarm control panel and heating control.

### W/c

Fitted with a low level flush w/c and wash hand basin.

### Living Room

A spacious room with French doors to the rear leading out to the garden, there is a window to the front and a feature fireplace.





*"Situated on the popular Grange Park development"*



### **Dining Kitchen**

Featuring ample space for dining table and chairs, there is also a vast range of storage units with high quality integrated appliances including electric oven, microwave, gas hob and extractor fan. There is an integrated dishwasher and space for fridge/freezer. There is a stainless steel sink unit and drainer, whilst the window to the front overlooks the attractive block paved cul-de-sac. There is a window to the rear and access to -

### **Utility Room**

with a range of fitted units, stainless steel sink unit and drainer, space and plumbing for washing machine and space for tumble dryer. There is a wall mounted gas central heating boiler and a glazed door to the rear giving access to the rear garden.

### **Landing**

with window to the rear and cupboard, also access to -

### **Bedroom 1**

A large bedroom with window to the front and a built in double wardrobe.

### **En-Suite**

Fitted with low level flush w/c, wash hand basin and shower cubicle with mixer shower. There is a window to the rear.

### **Bedroom 2**

A large double bedroom with windows to the front and rear.

### **Bedroom 3**

A spacious bedroom with window to the front.

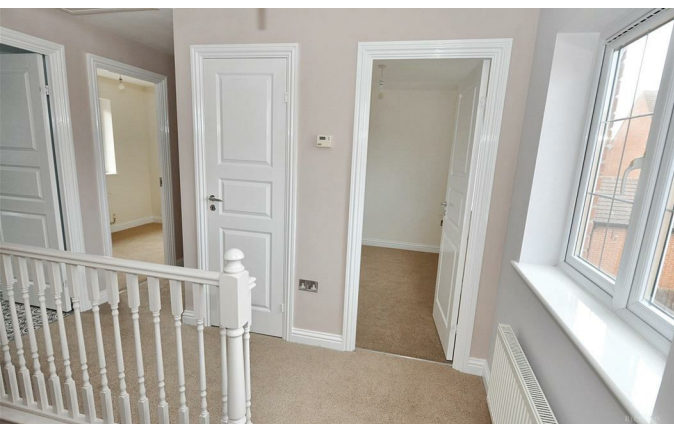
### **Bedroom 4**

A good size bedroom with a window overlooking the garden to the rear.

### **Bathroom**

A spacious family bathroom with cupboard housing the hot water cylinder. There is a three piece suite comprising low level flush w/c, wash hand basin and bath with mixer shower over, there is a window to the front.







### Outside

The property has a low maintenance front garden area, with gated access to the driveway under the arch, this in turn leads to the single detached garage which has up and over door, pedestrian door and power/lighting. The rear garden offers areas of decking, pebble covered areas and lawn.

### The Area

The property is situated within Grange Park, which is a large and popular development by well regarded local builders William Davis. The development features a local community hub building, parkland area and wonderful edge of countryside walks on the doorstep. There are a range of superstores and local shops nearby and various schooling options.

### Extra Information

To check the Internet and Mobile coverage you can use the following link:

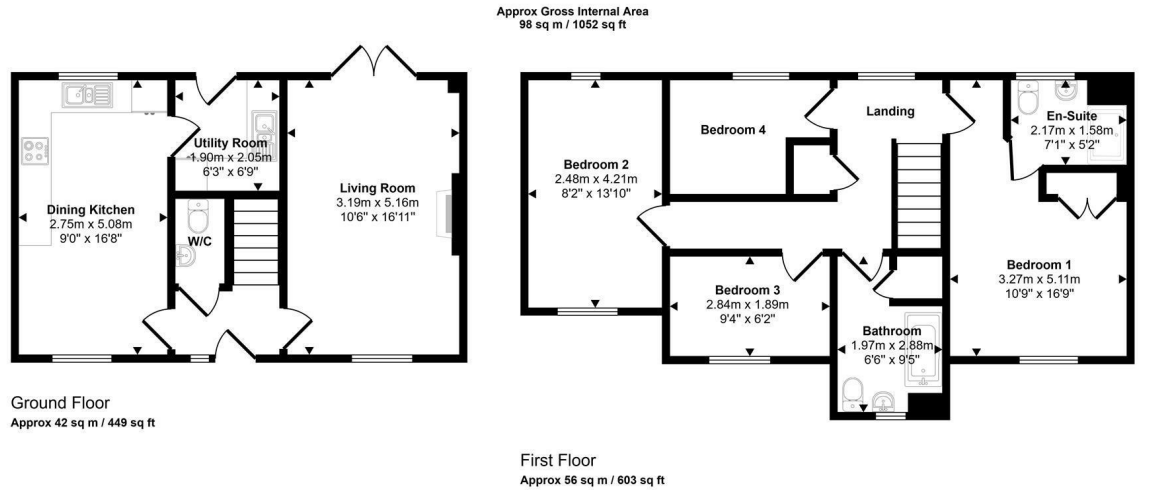
[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

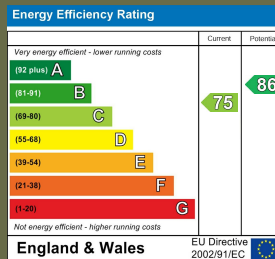


*"Newly re-decorated and re-carpeted throughout"*





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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