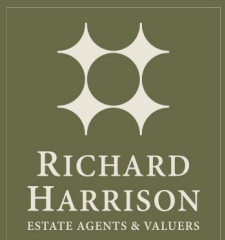




Grassholme Drive | | Loughborough | LE11 4NS

Asking price £495,000



Grassholme Drive |  
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Occupying a stunning sylvan setting within this exclusive and much sought after address, this substantial detached family home occupies a magnificent garden plot with mature green backdrop and deceptively proportioned accommodation throughout. Grassholme Drive is set within a peaceful part of Loughborough, occupied by large executive detached homes. The property has been lovingly cared for over the years by the current owners, and offers superb potential to extend into the large plot (subject to planning permission). The house is set within easy reach of local schools, shops and amenities, as well as the Loughborough University Campus.

|                            |                               |
|----------------------------|-------------------------------|
| Large Detached Home        | Occupying a Large Garden Plot |
| Well Presented Throughout  | Much Sought After Address     |
| Four Bedrooms              | Two Bathrooms                 |
| Three Reception Rooms      | Breakfast Kitchen             |
| Double Garage and Driveway | GCH and Upvc DG               |

#### Entrance Hall

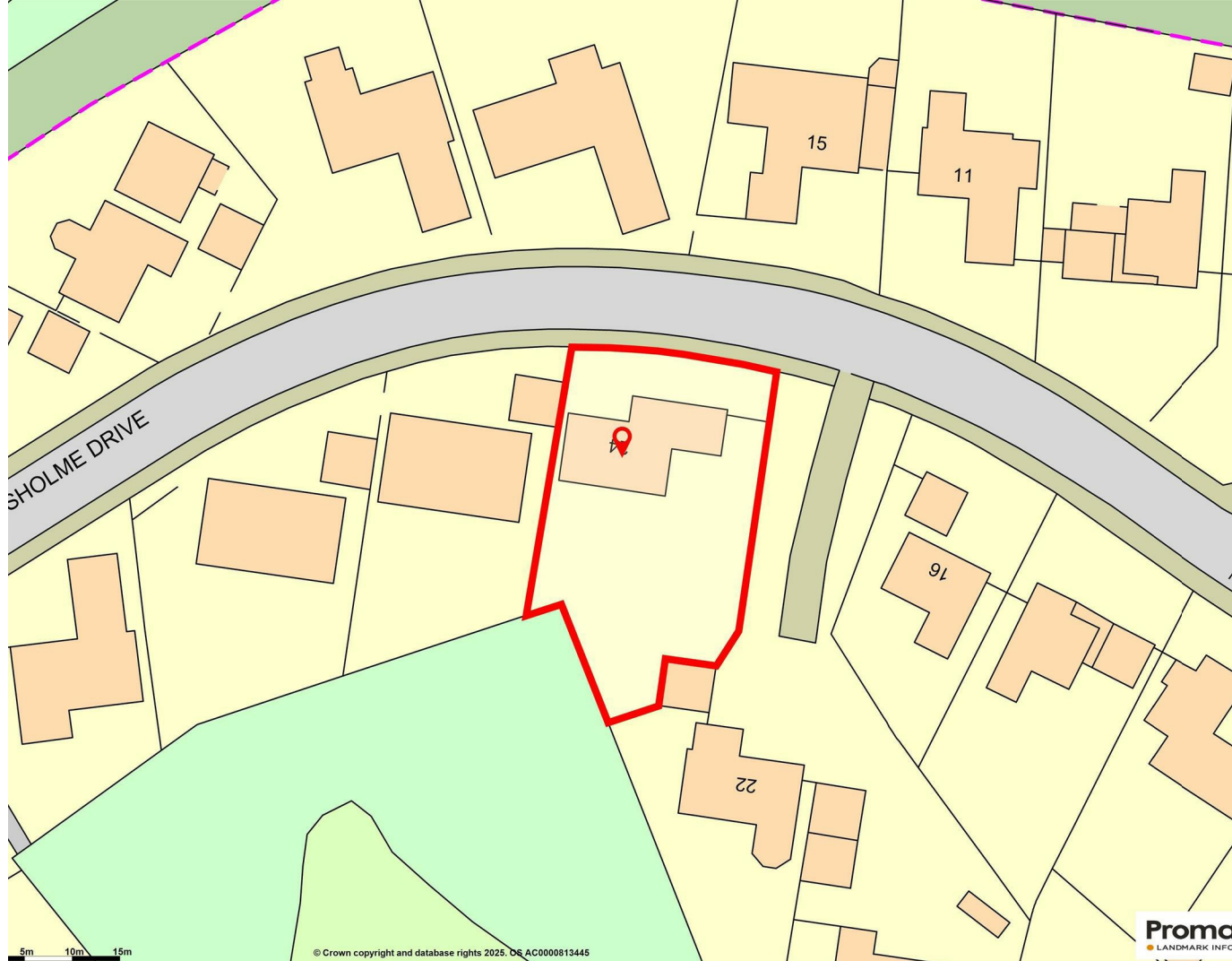
A spacious hallway with staircase to the first floor, modern re-fitted composite front door, wood laminate flooring and an original mid century feature window to the dining room.

#### W/c

Fitted with a modern two piece suite comprising low level flush w/c and vanity wash hand basin.

#### Lounge

A much larger than average lounge, with window to the front and Upvc French doors to the rear offering a wonderful view of the rear garden. There are glazed double doors giving way to the dining room.



*"Occupying a  
stunning  
sylvan  
setting"*



### **Dining Room**

A large room with window to the rear, wood laminate flooring and door to the kitchen.

### **Breakfast Kitchen**

Offering a range of wall and base mounted units, finished in a timber laminate frontage, with contrasting worktops and sink unit. There is a built in electric double oven and gas hob, tiled flooring and window to the rear. A door to the side gives access to the garden.

### **Utility Room**

A larger than average utility room with a range of storage units and space for appliances.

### **Study**

A good sized study with window to the front elevation.

### **First Floor Landing**

A spacious landing with window to the front and access to all rooms.

### **Bedroom 1**

A particularly generous double bedroom with fitted bedroom furniture, window to the rear and access to -

### **En-Suite**

Fitted with a modern white three piece suite comprising low level flush W/c, vanity wash hand basin and bath with shower above.

### **Bedroom 2**

A large double bedroom with a vast range of fitted wardrobes and a window to the rear overlooking the garden.

### **Bedroom 3**

A good sized bedroom with window to the front elevation.

### **Bedroom 4**

Offering fitted shelving and a window to the side.

### **Bathroom**

Featuring a modern re-fitted white three piece suite comprising low level flush W/c, vanity wash hand basin and double walk-in shower cubicle with shower above.



### Double Garage

with double door, power and lighting, wall mounted gas central heating boiler and door to the rear.

### Outside

The truly stunning garden plot is a particular standout feature of this home, with extensive parking on the driveway at the front, secure gated access at the side and a magnificent garden to the rear. The garden is beautifully stocked with a vast array of shrubs, plants and offers a mature treed backdrop. There are sweeping lawns and a number of patios, offering a sunny spot at all times of the day.

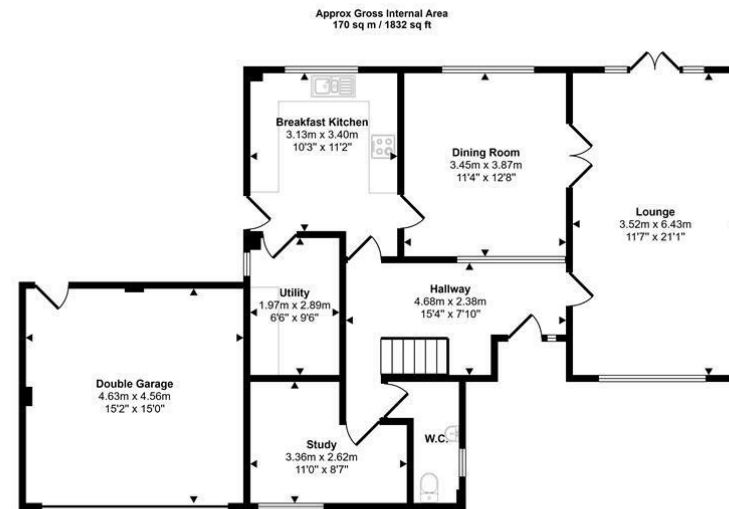
### The Area

The property is perfectly situated with a number of amenities within short walking distance, including Thorpe Acre School, Booth Wood and Charnwood College. Loughborough University is a short distance away and easily accessible from the Engineering side of campus. Loughborough town centre offers a wide range of amenities including Loughborough train station with direct link to London St Pancras in 1hr 40mins.

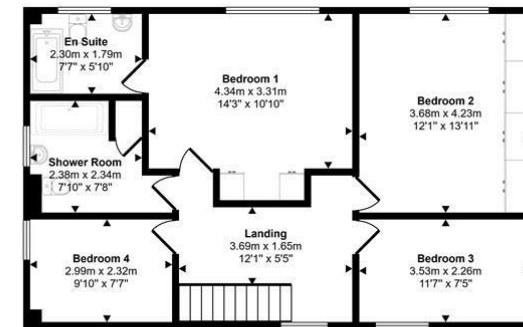


*"A much  
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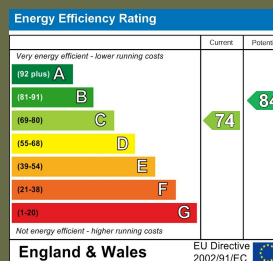


Ground Floor  
Approx 99 sq m / 1070 sq ft



First Floor  
Approx 71 sq m / 761 sq ft

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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