



**Grassholme Drive, Loughborough**

**welcome to**

## **Grassholme Drive, Loughborough**

William H Brown welcome to the market this fantastic detached home situated on Grassholme Drive in a quiet cul-de-sac position. Comprising in brief hallway, lounge, dining room, conservatory, kitchen, ground floor w/c, study, four bedrooms, bathroom, en suite, bathroom, garage & front/rear gardens.

### **Entrance Hallway**

Entering the property through the front door leads you into the hallway with stairs rising to the first floor and doors to the lounge, dining room, kitchen, ground floor w/c and study.

### **Lounge**

22' 6" x 11' 10" ( 6.86m x 3.61m )

The lounge has a bay-fronted window, sliding doors through to the conservatory, carpeted flooring, radiator, television aerial point, a gas fired fireplace with surround and a door through to the dining room.

### **Conservatory**

The conservatory has double glazed windows surround, tiled floor and French doors leading out to the rear garden.

### **Dining Room**

10' 11" x 12' 11" ( 3.33m x 3.94m )

The dining room has a wood laminate flooring, radiator, double glazed window to the rear elevation and a door through to the kitchen.

### **Kitchen**

The kitchen has a modern range of wall and base units with work surfaces over, space for a fridge freezer, plumbing for a washing machine and dishwasher, inset sink drainer with a swan neck tap over, integrated double cooker, induction hob with cooker hood over, tiled flooring, double glazed windows to the rear and side elevation, back door leading out to the garden, spot lights to ceiling and a radiator.

### **Ground Floor W/c**

The ground floor w/c has a low level w/c, wash hand basin, heated towel rail and tiled flooring.

### **Study Room**

11' 1" x 8' 3" ( 3.38m x 2.51m )

The study room has carpeted flooring, double glazed window to the front elevation, alarm key pad and radiator.

### **Landing**

The landing has a double glazed window to the front elevation, carpeted flooring, radiator, loft hatch and doors to all bedrooms and the family bathroom.

### **Bedroom One**

13' 7" x 11' 10" ( 4.14m x 3.61m )

Bedroom one has a double glazed window to the front elevation, carpeted flooring, fitted wardrobes, radiator and door to the en suite.





### **En Suite**

The en suite has a three piece suite comprising low level w/c, wash hand basin and a double walk in shower cubicle with shower over. There is a frosted double glazed window, chrome heated towel rail, tiled flooring and part tiled walls.

### **Bedroom Two**

14' 1" x 12' 2" ( 4.29m x 3.71m )  
Bedroom two has a double glazed window to the rear elevation, radiator and carpeted flooring.

### **Bedroom Three**

11' 11" x 7' 9" ( 3.63m x 2.36m )  
Bedroom three has a double glazed window to the front elevation, radiator and carpeted flooring.

### **Bedroom Four**

9' 10" x 7' 8" ( 3.00m x 2.34m )  
Bedroom four has a double glazed window to the front elevation, radiator and carpeted flooring.

### **Bathroom**

The bathroom has a modern three piece suite comprising low level w/c, wash hand basin and a bath with shower over. There is a frosted double glazed window to the side elevation, chrome heated towel rail, spot lights to ceiling and tiled flooring.



### **Outside**

To the front of the property there is a driveway providing ample off road parking with access to the double garage adjoining to the side of the property. There is a front garden area which is mainly laid to lawn with a beautiful array of plants and shrubs. The rear garden is mainly laid to lawn, has a range of shrubs surround, a greenhouse, timber garden shed and is fenced and enclosed to boundaries.

### **Double Garage**

16' 7" x 16' 1" ( 5.05m x 4.90m )  
The double garage has an electric up and over door and provides power and light.



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welcome to

## Grassholme Drive, Loughborough

- DETACHED HOME
- QUIET CUL-DE-SAC POSITION
- FOUR WELL-PROPORTIONED BEDROOMS
- MASTER EN SUITE & GROUND FLOOR W/C
- THREE RECEPTION ROOMS & A CONSERVATORY

Tenure: Freehold EPC Rating: C

offers over

**£400,000**



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Property Ref:  
LBH113230 - 0008

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