



Grassholme Drive, LOUGHBOROUGH

welcome to

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A Sizeable detached bungalow, occupying an elevated position with views to the rear and with an oversize double garage, ideal for a car enthusiast! With two reception rooms, breakfast kitchen and utility, three well-proportioned bedrooms, ensuite, main bathroom, gardens and ample parking!
NO CHAIN!

Entrance

The bungalow is entered via a front door into the reception hallway, with doors off, a radiator and an airing cupboard.

Lounge

19' 5" x 14' 1" (5.92m x 4.29m)

The lounge enjoys views over the rear garden with two double glazed windows, a log effect feature fire with a raised plinth, a television aerial point and glazed doors which lead to the dining room.

Dining Room

11' 10" x 9' 11" (3.61m x 3.02m)

The dining room has doors opening from the lounge and hallway, with a double glazed window overlooking the rear garden, radiator.

Breakfast Kitchen

13' 6" x 9' 11" (4.11m x 3.02m)

The breakfast kitchen has vinyl flooring, a comprehensive range of base and wall mounted units with work surfaces over, a tall integral fridge, a breakfast bar, an electric hob with extractor hood and double electric oven, sink with drainer and mixer tap, a double glazed window to the front and a side door to the lobby area and utility.

Utility Room & Side Entrance

4' 10" x 5' 7" (1.47m x 1.70m)

The side lobby area provides access from the kitchen breakfast room to both the Utility Room and Side Entrance (with Double Glass panelled UPVC door), The utility room contains the wall mounted Gas Fired Central heating boiler, plumbing for Washer, Dryer and sink unit and drainer with mixer tap, along with double glazed window.

Bedroom One

13' 8" x 13' 3" (4.17m x 4.04m)

Bedroom one overlooks the front elevation, with a range of built in furniture including wardrobes with hanging rails and shelving, dresser units, a radiator and a door to the ensuite.

Ensuite

The ensuite is fully tiled and has a three piece suite comprising low level wc and wash hand basin set in vanity suite, a shower cubicle with shower over, radiator and a double glazed window to the front.

Bedroom Two

13' 1" x 19' 2" max (3.99m x 5.84m max)

Bedroom two is another double room, with a double glazed window to the rear and a radiator.

Bedroom Three

11' 2" x 7' 3" (3.40m x 2.21m)

Bedroom three has a double glazed window to the rear, radiator.





Bathroom

The main bathroom is fully tiled with a white suite comprising bath with shower head over, low level wc, pedestal wash hand basin, radiator and a double glazed window to the front.

Outside

The property enjoys a sizeable yet manageable plot. To the front there is a lawned garden with steps leading to the front door and side access to the rear. There is a double width driveway providing ample parking for several vehicles and access to the oversized garage.

To the rear the bungalow enjoys enviable views, is mainly laid to lawn with well stocked and established borders, a rockery wall and side access to the front.

Garage

28' max x 18' 7" (8.53m max x 5.66m)

The garage is an oversize double garage, with space for a number of vehicles and could easily be adapted to allow for further accommodation for a variety of uses (subject to any necessary planning consents), with power, light and an up and over door.



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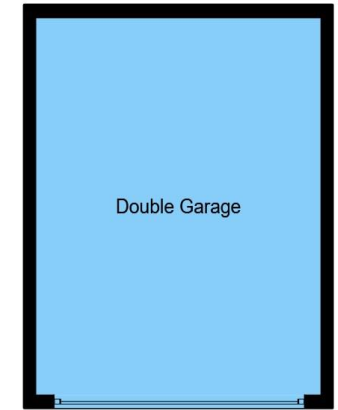
- SIZEABLE DETACHED BUNGALOW
- THREE WELL PROPORTIONED BEDROOMS
- OVERSIZED DOUBLE GARAGE
- ENVIABLE VIEWS TO THE REAR
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

£389,950



Floor Plan



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk

