



Gracedieu Road, Loughborough

welcome to

Gracedieu Road, Loughborough

An opportunity to purchase this deceptively spacious thoughtfully extended semi-detached family home offering accommodation arranged over two floors with a two-storey extension to the rear. The property would suit a large family or someone needing access to the university. Viewing recommended,

Entrance

The property is entered via a front door into the entrance hallway which has tile effect vinyl flooring, a radiator, stairs rising to the first floor and doors off to ground floor rooms.

Lounge

17' 11" x 10' 7" (5.46m x 3.23m)

The lounge is a light room with a upvc double glazed window to the front, a feature inset electric log effect fire with various light fittings, coving to the ceiling, a radiator and a television aerial point.

Open Plan Kitchen Dining Room

30' 5" maximum x 13' 5" maximum (9.27m maximum x 4.09m maximum)

The open plan kitchen dining room has tiled effect laminate flooring, and offers a very welcoming and spacious family living space with ample room for a dining table and chairs, a range of base and wall mounted units with roll edge work surfaces, a central island with further seating, with space and plumbing for a washing machine and dishwasher, space for a large fridge freezer, wall mounted central heating boiler, upvc double glazed window to the side and a upvc double glazed window to the rear with a further reception room.

Sitting Room

11' 3" x 9' 10" (3.43m x 3.00m)

The sitting room is a versatile room which can be easily used as a dining room or family space, has a upvc double glazed window to the rear, coving to the ceiling and a radiator.

First Floor Landing

The first-floor landing has access to the loft, stairs rising from the ground floor and doors off to all first-floor rooms.

Bedroom One

12' x 10' (3.66m x 3.05m)

Bedroom one has laminate flooring, upvc double glazed window to the front and a radiator.

Bedroom Two

12' 1" x 10' 8" (3.68m x 3.25m)

Bedroom two has a upvc double glazed window to the front and a radiator.

Bedroom Three

20' 7" maximum x 7' 6" maximum (6.27m maximum x 2.29m maximum)

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

Bedroom Four

11' 6" x 9' 7" (3.51m x 2.92m)

Bedroom four has part panelled walls and a upvc double glazed window to the rear.



Bathroom

The bathroom is a particular feature of the property having been extended to the rear and has a four-piece suite which comprises of double ended bath with mixer shower over, a walk-in double shower cubicle with shower over, low level wc, pedestal wash hand basin, chrome heated towel rail and upvc double glazed window to the rear.

Outside

To the front of the property there is a tarmacked front driveway with ample offroad parking for numerous vehicles and side gated access to the rear. The rear garden provides spacious entertaining areas with a covered pergola ideal for entertaining inclement weather with steps leading up to a shaped lawn with a covered area ideal for a hot tub, power and light and insulated summer house and being hedged, fenced and enclosed to boundaries.



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Gracedieu Road, Loughborough

- Deceptively Spacious & Thoughtfully Extended Semi-Detached Family Home
- Accommodation Arranged over Two Floors
- Gas Fired Central Heating
- UPVC Double Glazing
- Open Plan Kitchen

Tenure: Freehold EPC Rating: C

offers over

£300,000



Ground Floor



First Floor

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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Property Ref:
LBH115035 - 0006

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