



Grasmere Road, Loughborough



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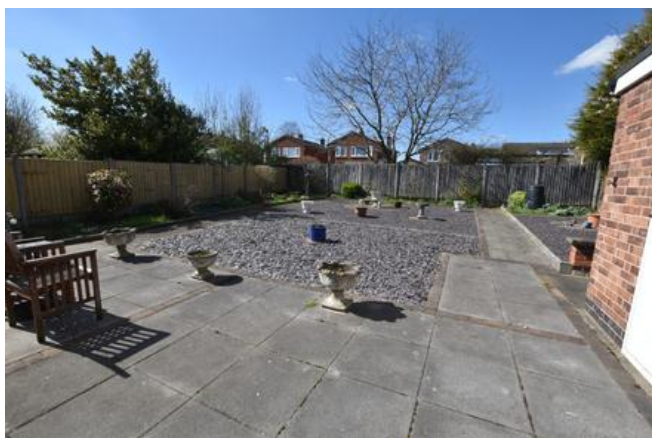
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£280,000

- TWO BEDROOM BUNGALOW
- EXTENDED ACCOMMODATION
- REAR CONSERVATORY
- GOOD SIZE PLOT
- GAS CENTRAL HEATED
- DOUBLE GLAZED
- FREEHOLD
- EPC rating D



This spacious extended two bedroomed bungalow benefits from a full width rear addition and an additional conservatory and sits on a very well proportioned plot close to Woodbrook Vale school. Fully double glazed and centrally heated via a Worcester combination boiler.

The layout initially commences with the porch with uPVC door with a cupboard within discreetly housing the boiler and modern electric circuit breaker. A glazed door leads to the hallway which has a useful double storage cupboard with a further glazed door through to the lounge.

The lounge measures impressively in excess of six metres in length and has a real flame effect fire as its focal point, neutral decor and access to the conservatory.

The conservatory has central heating within and double doors out to the feature garden. The dining room has a side elevation window to the driveway and a door through to the kitchen.

The kitchen itself has a built in four ring electric hob with oven beneath and extractor hood above, plumbing for a washing machine, space for a fridge freezer and a range of cupboard units at both base and eye level with brushed metal handles, tiled floor and rear access door.



Bedroom one is situated at the front of the property and has wardrobes spanning front to rear with sliding mirrored doors, whilst bedroom two is behind this one and has a side elevation window on to the driveway with built in double cupboard equipped with shelving and rail.

Outside at the front, the low maintenance fore garden allows parking for three saloon vehicles with blue slate chippings. Double timber gates provide access to the driveway where there is parking for a further two vehicles and this leads to a detached garage. From a maintenance point of view, fascia's, soffits and guttering have been replace with uPVC ones. At the rear, there is a full width paved patio then a central section of garden with blude slate chippings, raised beds to the left, the garden is fully enclosed by timber fencing and special reference should be made to the site plan to fully appreciate the size of garden on offer.

To find the property, from Loughborough town centre proceed along Beacon Road, at the roundabout turn left on to Epinal Way, at the next roundabout turn right on to Park Road, continue to the top of the hill, straight on at the mini roundabout, second left on the left hand side into Grasmere Road where the property is situated on the right hand side identified by the agent's 'For Sale' board.

PORCH 1.8m x 1.41m (5'11" x 4'7")

CUPBOARD 1.41m x 0.91m (4'7" x 3'0")

HALL 3.38m x 2.08m (11'1" x 6'10")

LOUNGE 6.39m x 3.97m (21'0" x 13'0")

DINING ROOM 2.96m x 3.45m (Narrowing to 2.70) (9'8" x 11'4")

KITCHEN 2.85m x 2.8m (9'5" x 9'2")

BEDROOM ONE 3.42m x 3.27m (11'2" x 10'8")

BEDROOM TWO 3.55m x 2.95m (11'7" x 9'8")

SHOWER ROOM 2.42m x 1.69m (7'11" x 5'6")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

DISCLAIMER

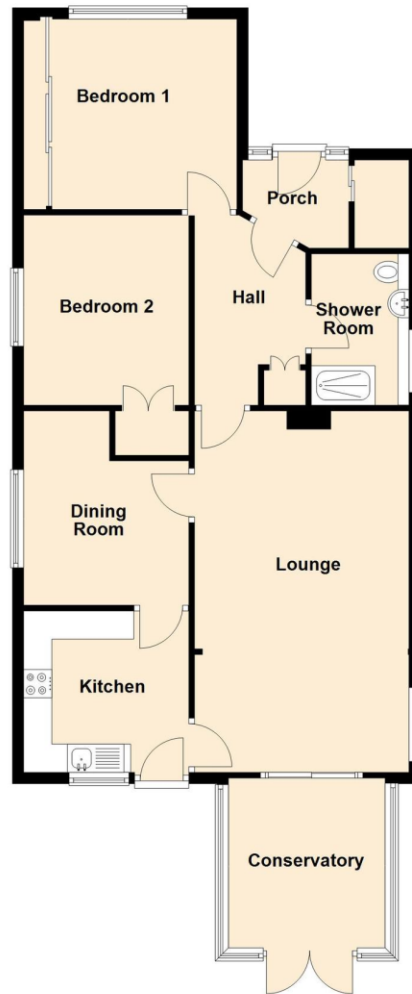
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

Ground Floor

Approx. 92.2 sq. metres (992.3 sq. feet)



Total area: approx. 92.2 sq. metres (992.3 sq. feet)



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