



Sinclair

115 Gracedieu Road, Loughborough, Leicestershire, LE11 4QF

£200,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Ideal Family Home
- Family Dining Kitchen
- uPVC D Glazing/GC Heating
- Council Tax Band*: B
- Three Well Proportioned Bedrooms
- Landscaped Garden to Rear
- Close to University & Transport Links
- Price: £200,000

Overview

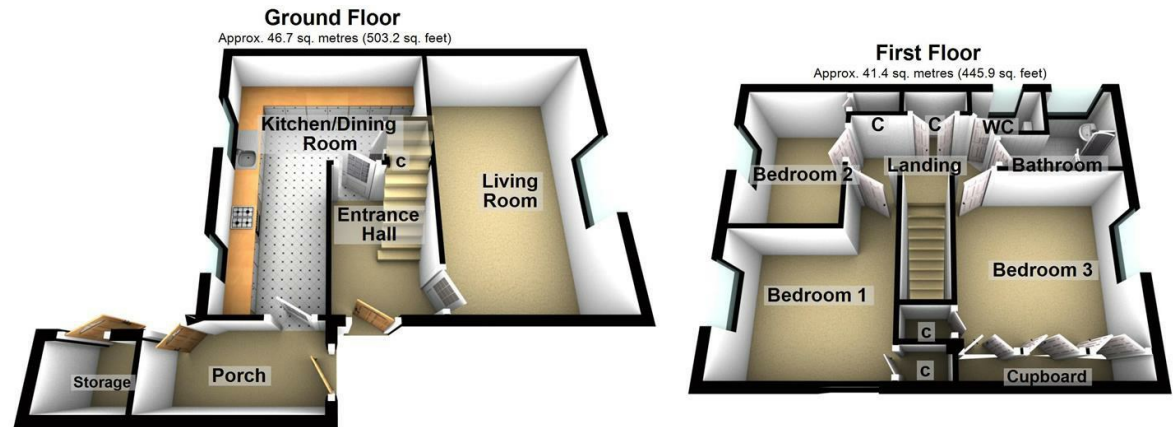
This traditionally styled end town house offers ideal family accommodation benefitting from uPVC double glazing and gas central heating, with ease of access to the university and the local schools. The property in brief comprises entrance hall, family dining kitchen with storage cupboard, living room and on the first floor landing gives way to three well proportioned bedrooms, shower room and separate WC. There is a side porch which accesses the front where there is a block paved driveway and to the rear there is a low maintenance and landscaped garden with brick store and summer house.

Location**

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands (9.3 miles). Nearest City: Leicester (11.3 miles)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



Total area: approx. 88.2 sq. metres (949.0 sq. feet)

115 Gracedieu Road, Loughborough, Leicestershire, LE11 4QF

Sinclair

Detailed Accommodation

uPVC double glazed entrance door with adjacent window through to the reception hall.

RECEPTION HALL

The reception hall has a radiator, stairs accessing the first floor, oak doors accessing the family dining kitchen and living room.

LIVING ROOM

18'3 x 10'8 (side of chimney breast) (5.56m x 3.25m (side of chimney breast))
uPVC double glazed window with fitted blinds to the front elevation, radiator and a feature fireplace with inset live flame gas fed fire.

FAMILY DINING KITCHEN

17'11 x 7'1 min 10' max (not inc recess) (5.46m x 2.16m min 3.05m max (not inc recess))

Single drainer stainless steel sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge worksurface, tiled surround, dishwasher, plumbing for washing machine, space for tumble dryer, concealed gas fed boiler, gas hob and double electric eye level oven and grill, there are three uPVC double glazed windows to the rear overlooking the garden, radiator and door accessing and under stairs storage cupboard with cloaks hanging space.

FIRST FLOOR

On the first floor landing gives way to three well proportioned bedrooms, shower room, separate WC and built-in double cupboards, there is a loft access hatch.

BEDROOM ONE

10'9 x 10'1 (front of wardrobe/cupboards) (3.28m x 3.07m (front of wardrobe/cupboards))

uPVC double glazed window, radiator, fitted wardrobe/cupboards and a built-in over stairs storage cupboard.

BEDROOM TWO

10' x 8'10 (3.05m x 2.69m)

uPVC double glazed windows to two elevations, radiator and a built-in over stairs storage cupboard.

BEDROOM THREE

8'9 x 6'11 (2.67m x 2.11m)

uPVC double glazed window to the rear elevation overlooking the garden, radiator, built-in wardrobe/cupboard.

SHOWER ROOM

The shower room is fitted with a white tow piece suite comprising shower cubicle with thermostatic shower, vanity unit surmounted by a wash hand basin with mixer tap over and cupboard under, heated chrome towel rail, uPVC double glazed opaque glass window and tiled walls.

SEPARATE WC

Fitted with a white low flush WC, tiled walls and uPVC double glazed opaque glass window to the side elevation.

OUTSIDE

To the front of the property is a block paved driveway proving off road car standing and walled boundaries, there is a pathway leading to the entrance door and a further door accessing a side porch room.

SIDE PORCH ROOM

10'1 x 4'10 (3.07m x 1.47m)

uPVC double glazed door accessing the rear garden.

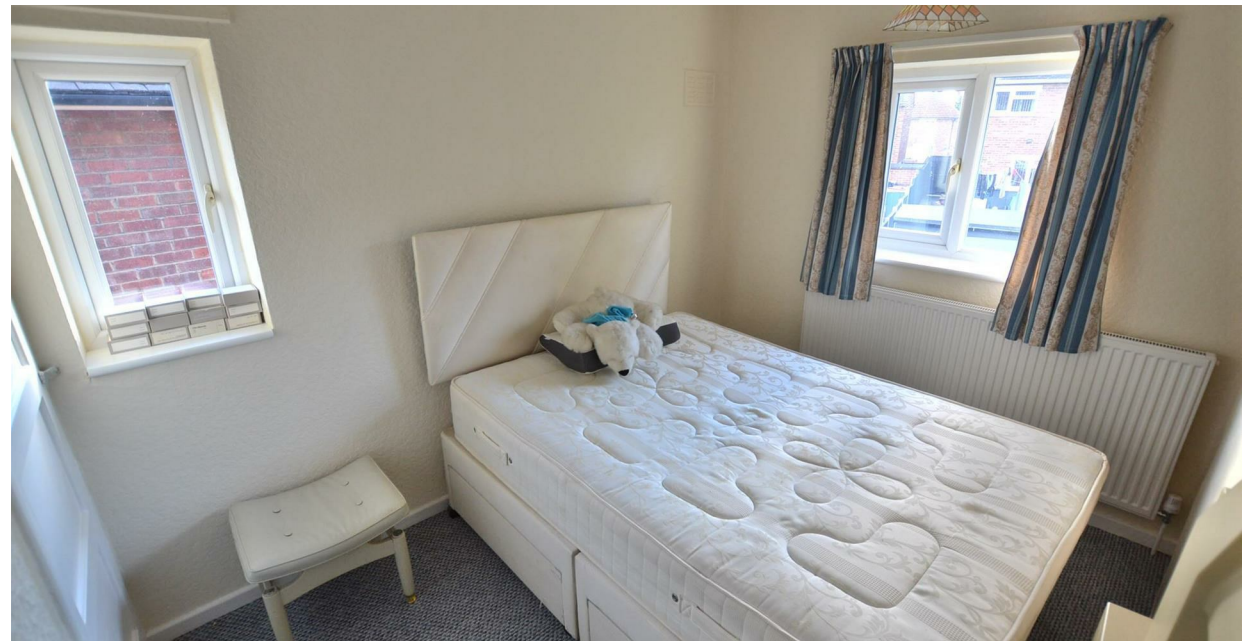
REAR GARDEN

The rear garden has a brick built store. The garden is of low maintenance with slabbed patio area and decking area beyond, there is an outdoor summer house. The summer house is 11'8 x 8'5 with double doors and double glazed windows, electric light and power.



115 Gracedieu Road, Loughborough, Leicestershire, LE11 4QF

Sinclair



115 Gracedieu Road, Loughborough, Leicestershire, LE11 4QF





115 Gracedieu Road, Loughborough, Leicestershire, LE11 4QF




115 Gracedieu Road, Loughborough, Leicestershire, LE11 4QF

Sinclair

115 Gracedieu Road, Loughborough, Leicestershire, LE11 4QF

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairstateagents.co.uk/referral-fee-disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PZ
Tel: 01509 600610

Email: shepshed@sinclairstateagents.co.uk