

# Grassholme Drive

Loughborough, LE11 4NS

John   
German





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Guide Price £450,000

With the overall plot approaching a quarter of an acre, this spacious, modern and versatile bungalow has undergone thorough modernisation and presents an excellent opportunity for those looking for single storey living without sacrificing on outside space.



Positioned towards the outskirts of Loughborough, offering convenient access to the town centre amenities and also transport links including the M1, this attractive and spacious bungalow enjoys a fantastic corner plot of approximately 0.23 acres. Offered to market with the benefit of no upward chain.

The property is set back from the road with the lawned frontage having a variety of planted borders. There is a tarmac driveway which sweeps down towards the property, with the detached double garage having electric up and over door to the front.

A covered porch gives access to the main hallway, with doors leading off to the various rooms. The property is well laid out with the bedrooms to one side and the living accommodation to the other.

There are three bedrooms, with bedroom one having extensive integrated storage and the benefit of its own en suite shower room, with a walk in shower, WC, bidet and hand wash basin. Bedroom two enjoys a delightful dual aspect, with window overlooking the rear garden and patio doors opening to the covered and decked area which is adjacent to the pond. The third bedroom has been utilised as a study, creating an ideal space for use that may wish to work from home. With storage units and a desk area, this also offers views out on to the rear garden.

Also servicing the bedrooms, the equally impressive family bathroom is tiled and has a white suite comprised of a panelled bath with shower over, hand wash vanity unit and low level WC.

Undoubtedly the heart of this home is the inviting and cosy lounge. Natural light floods in thanks to dual aspect windows to the side and rear, in addition to patio doors offering access out. The centrepiece is a living flame gas fire, inset into the wall. The adjacent dining area offers another reception space, with ample room for a dining table – ideal for big family mealtimes.

Offering a range of storage at both eye and base level, the kitchen has also been refitted by the present owners to an exacting standard, having an inset sink and drainer unit, dishwasher and space for a cooker, with overhead extractor. Beyond this, the utility room offers additional storage space as well as a further sink and drainer unit, with appliance space and plumbing for a washing machine.

Externally, the property enjoys a delightful south facing rear garden with an open rear aspect. The outside space is a real standout feature of this home, having a lawn, patio and summerhouse flanked by maintained borders. To the side, there is a decked area which overlooks the sizeable pond. Beyond this, steps lead down to a further garden area, laid with gravel and having raised planters – ideal for those wanting to grow their own!

The property also benefits from solar panels to the south facing roof space, which are included in the sale.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

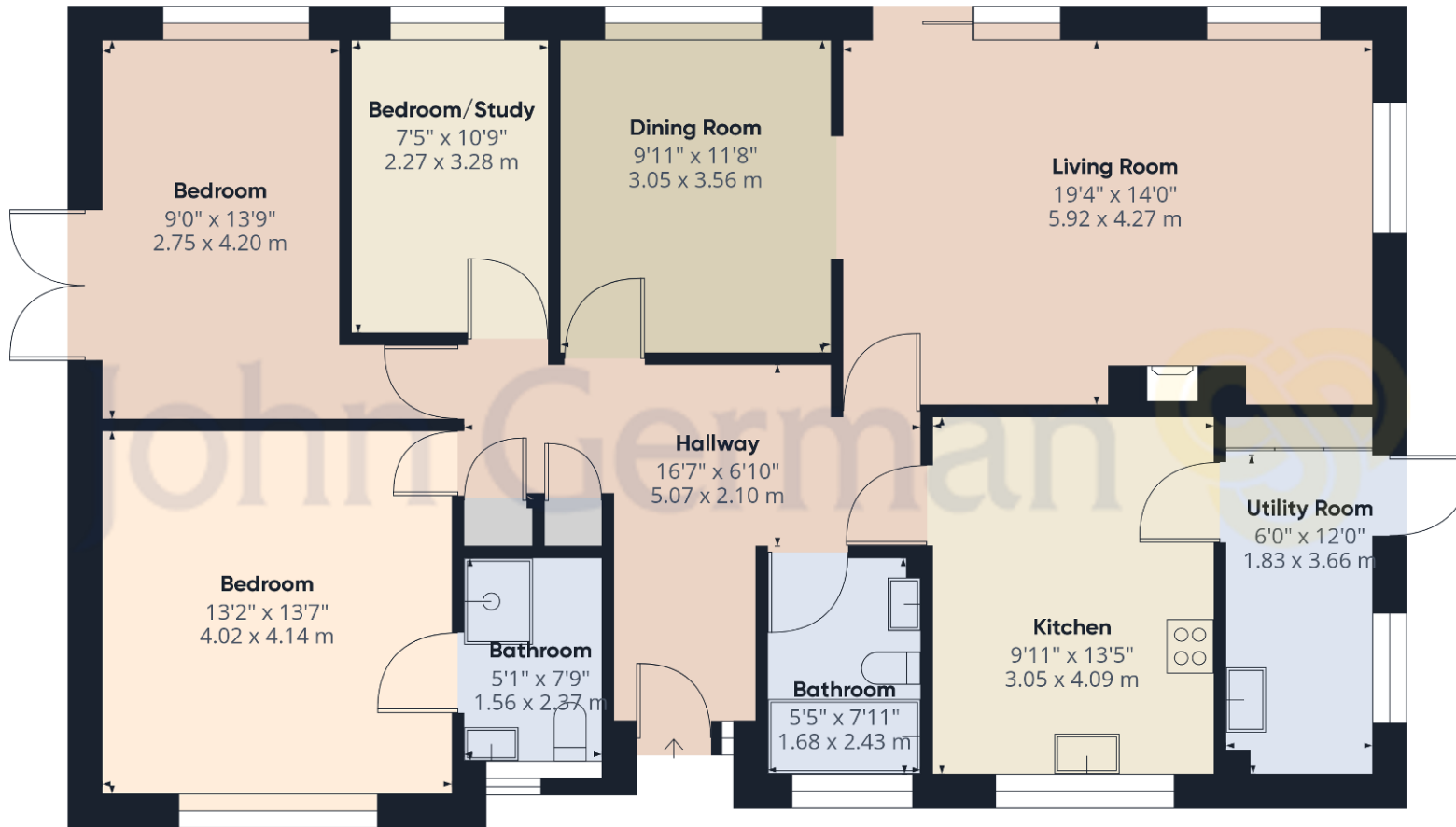
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/24112023

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band E







Approximate total area<sup>(1)</sup>

1250.61 ft<sup>2</sup>

116.19 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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