

Grassholme Drive

Loughborough, LE11 4NS

John German





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£425,000

A fantastic size, detached bungalow sitting on a most enviable plot, with private wrap around garden, detached double garage and ample driveway, in a popular residential location, being sold with no onward chain.

This property would make an ideal purchase for professional couples, families or those wishing to downsize.

The property is located within close proximity to a wide range of local amenities including (but not limited to) supermarkets, shops, boutiques, pubs and restaurant. There are also plenty of green spaces for walking and cycling in the nearby parks and public spaces.

Public transport is well catered for by regular bus service and train service; commuter access to the M1 and A6 is excellent. East Midlands Airport is approximately 15 minutes away by car.

Accommodation comprises; three bedrooms, en-suite, family bathroom, W.C., utility room, lounge, dining room and kitchen.

Externally, the property sits on approximately 0.2-acre plot offering a well sized rear garden that wraps around the property to a raised bedding area. The double garage offers ample parking or storage while the driveway provides comfortable parking for several vehicles.

The property has elapsed planning permission for one detached dwelling (Planning application: P/16/1061/2)

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.charnwood.gov.uk

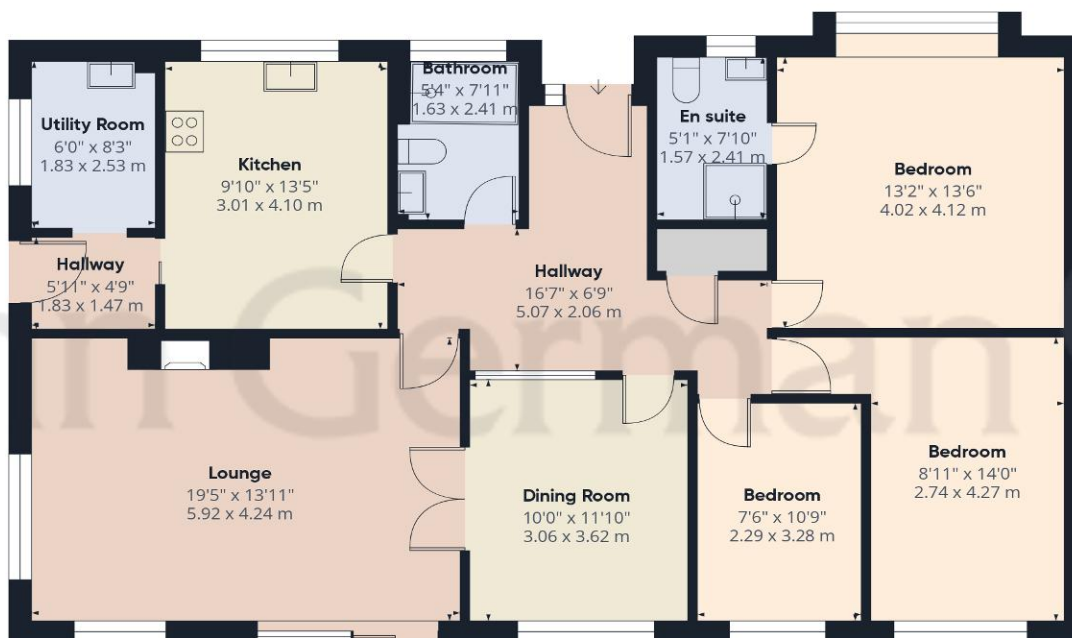
Our Ref: JGA/08052025

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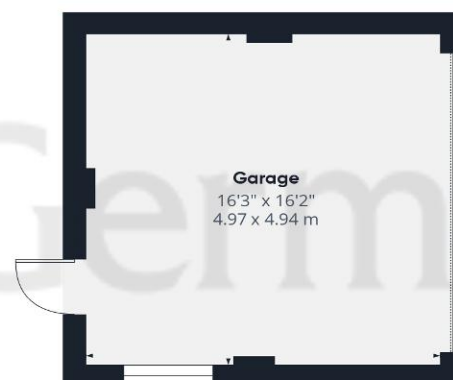
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1511 ft²

140.4 m²

(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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