

Holdern

A Modern Estate Agent



31 Grasmere Road, Loughborough, LE11 2ST

Offers over £325,000

An exceptional three-bedroom detached bungalow offered with no upward chain situated in a premier residential neighbourhood of Loughborough. Meticulously upgraded and beautifully improved throughout, this turn-key property offers a wonderful, move-in-ready home. Notable highlights include a stylish fitted kitchen, a contemporary shower room, and exquisitely landscaped gardens.

Summary

An exceptional detached bungalow that has been thoughtfully extended and comprehensively upgraded, offering a beautiful turn-key home. In brief, the accommodation is entered via a secure uPVC double-glazed front door into an entrance porch with ceramic tiled flooring, leading through to a welcoming entrance hallway.

The hallway provides access to all primary rooms, features a useful built-in storage cupboard, and includes a pull-down ladder to a fully boarded loft that offers excellent potential for future conversion (subject to necessary planning permissions).

Facing the front elevation is a beautifully decorated, bright, and airy formal lounge featuring premium wood-laminate flooring, elegant ceiling coving, and uPVC double-glazed privacy windows to both the front and side. The kitchen has been refitted with a modern range of wall and base units, complemented by under-counter lighting, an inset sink, gas hob with extractor, and an electric oven and grill with a split-opening door. The kitchen also benefits from an integrated dishwasher, space for a fridge-freezer, ceramic tiled flooring, and a rear door that steps down into an impressive 24 ft conservatory. This expansive room offers a delightful, full-width view of the garden and is complete with wood-laminate flooring, fitted window and ceiling blinds, a side door, and elegant French doors opening out to the rear.

The sleeping accommodation consists of three well-proportioned bedrooms, all finished with wood-laminate flooring and ceiling coving. The spacious master bedroom is peacefully situated to the rear, while the generous second double bedroom features a front-facing uPVC window with tinted privacy glass. The versatile third bedroom looks out to the side elevation and could easily serve as a dressing room or home office. Serving the bedrooms is a beautifully appointed, refitted shower room featuring a sleek white suite with a walk-in double shower cubicle, a low-level WC, a wash hand basin, inset ceiling spotlights, and a heated towel rail.

Externally, the property continues to impress with a beautifully landscaped front driveway with decorative inset gravel and a stepping-stone path, providing ample off-road parking and secure double gates leading down the side. The fully enclosed rear garden is a standout feature of the home, enjoying a highly private, unoverlooked aspect. Having been meticulously landscaped, it boasts a paved patio

with rustic sleeper retainers, a manicured lawn bordered by well-stocked flower beds, and a central timber-covered pergola forming an ideal alfresco dining space. A secondary pergola and decked area come complete with outdoor power points and are fully primed for a hot tub. The outdoor space is finished with a practical timber bin store, outside lighting, an external water tap, and a detached garage equipped with full power and light. Internal viewing is essential to fully appreciate the outstanding quality and attention to detail on offer.

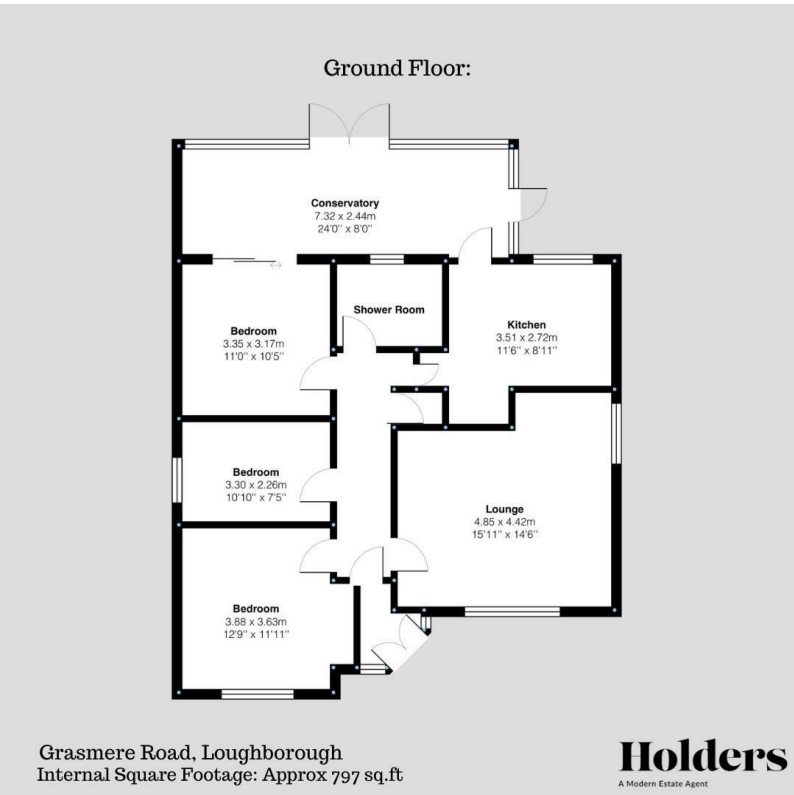
Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

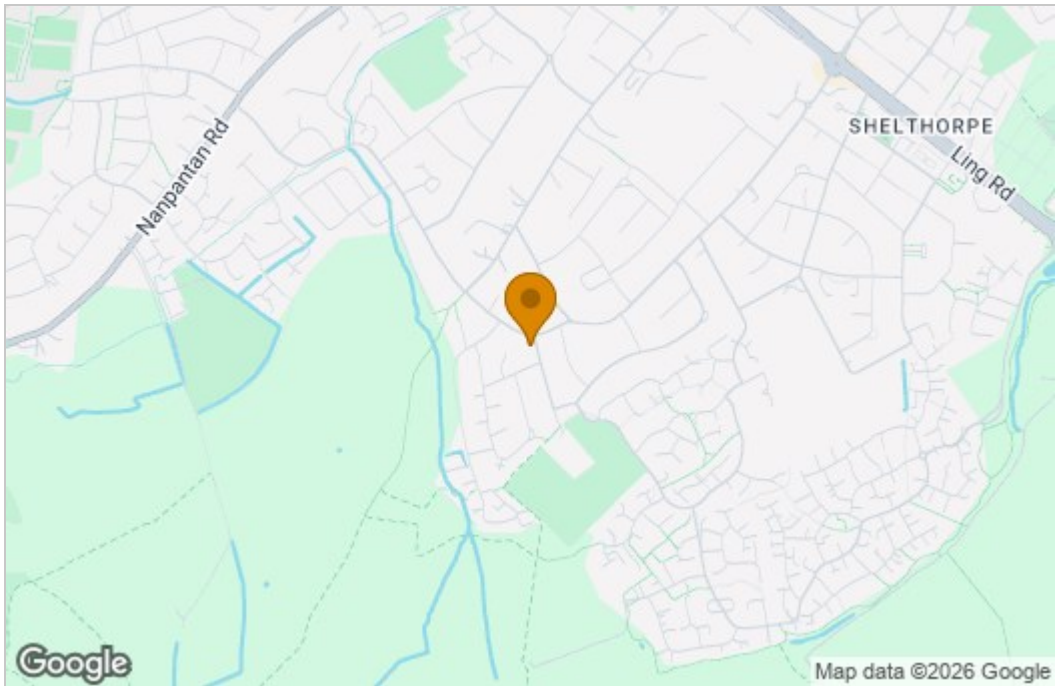
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

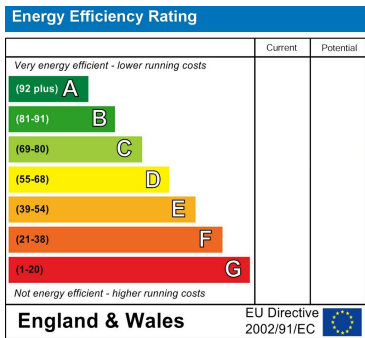
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.