Holders

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18 Gracedieu Road, Loughborough, LE11 4QG

£235,000

A recently refurbished three-bedroom semi-detached home on Gracedieu Road, offered with no upward chain and featuring a spacious through-lounge, contemporary kitchen-diner and modern shower room. Further benefits include driveway parking, a private south-easterly facing rear garden and a convenient location within easy reach of Loughborough town centre and local amenities.

Summary

Occupying a pleasant position on Gracedieu Road, Loughborough, this attractive three-bedroom semi-detached home has been recently refurbished to create a stylish, contemporary interior, offering well-proportioned accommodation ideally suited to modern living. Available with no upward chain, the property represents an excellent opportunity for first-time buyers, couples and families alike, combining a ready-to-move-into finish with generous living space and an attractive south-easterly facing rear garden.

The property is approached via a private driveway, attractively framed by mature greenery, with gated side access leading through to the rear garden. Internally, a welcoming entrance hallway provides access to the principal ground floor accommodation and staircase rising to the first floor. The spacious dual-aspect sitting room extends through the depth of the property, creating a versatile reception space with a feature fireplace and French doors opening directly onto the garden, allowing plenty of natural light to flow throughout.

Positioned to the opposite side of the hallway, the kitchen and dining room offers a practical yet sociable arrangement, fitted with contemporary white cabinetry, ample worktop space and provision for appliances. There is useful under-stairs storage and a further external door providing convenient access to the side of the property.

To the first floor, a bright landing leads to three well-proportioned bedrooms, comprising two comfortable double rooms and a further bedroom which would equally lend itself to use as a nursery, dressing room or home office. The accommodation is complemented by a modern shower room, fitted with a contemporary shower enclosure and wash hand basin, together with the added convenience of a separate WC.

Outside, the property enjoys a particularly appealing south-easterly facing rear garden, providing a good degree of privacy with established greenery to the boundaries. A paved patio immediately adjoining the house creates an ideal space for outdoor dining and relaxation, beyond which the garden is predominantly laid to lawn, offering excellent scope for further landscaping to suit individual requirements.

Further benefits include gas central heating with a recently installed boiler and uPVC double glazing. Conveniently situated within reach of Loughborough town centre, local schooling, everyday amenities and excellent transport connections, this recently refurbished home combines comfortable accommodation, attractive outdoor space and a convenient residential setting.

Disclaimer

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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.

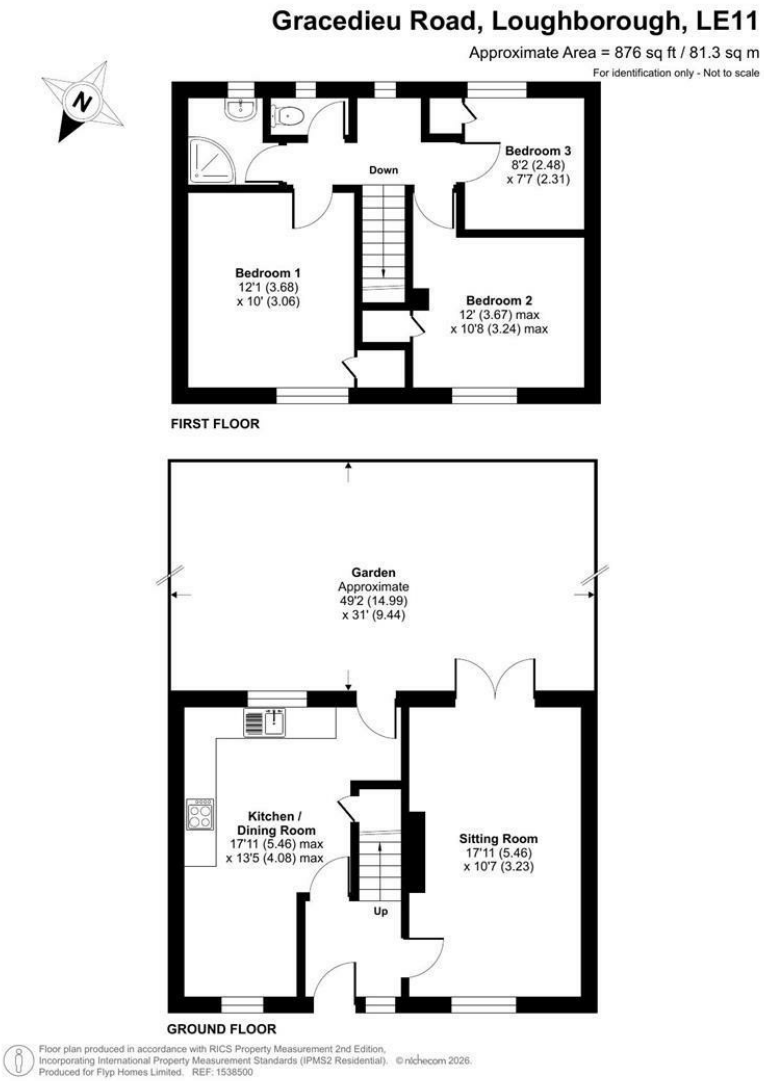
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Extra Information

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

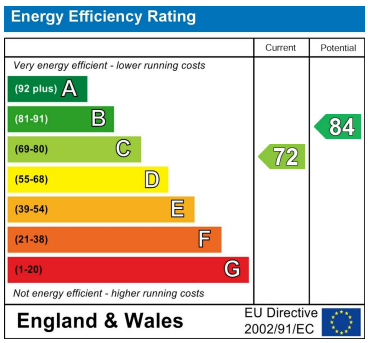
Floor Plan



Area Map



Energy Efficiency Graph



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