



**Gracedieu Road, Loughborough**

**welcome to**

## **Gracedieu Road, Loughborough**

A spacious and well-presented four-bedroom semi-detached family home offering generous living accommodation, a stunning modern kitchen, off-street parking for multiple cars, and a large private rear garden.

### **Entrance**

A welcoming entrance hall accessed via a upvc front door, offering access to the main living areas and stairs rising to the first floor.

### **Lounge**

A generous and well-presented main living room with a large front-facing window that allows plenty of natural light, carpeted flooring and access to the groundfloor bedroom. The room offers an ideal environment for family relaxation or entertaining.

### **Ground Floor Bedroom**

A versatile ground-floor room currently arranged as a double bedroom. Generous in size and located conveniently off the hallway, this room is perfect for multi-generational living, a guest suite, or could serve equally well as a second sitting room, playroom, or home office.

### **Kitchen/Dining Room**

A beautifully finished, modern open-plan kitchen and dining area forming the heart of the home. The space features sleek high-gloss cabinetry, extensive work surfaces, sink with drainer and double-glazed window overlooking the garden, integrated appliances, and space for a stylish range cooker. Marble-effect flooring and splashbacks add to the premium feel. There is ample room for a family dining table within a carpeted space.

### **Ground Floor Bathroom**

The ground floor shower room offers a walk-in shower, wc, hand wash basin and double-glazed window

### **Bedroom One**

A double bedroom with a double-glazed window overlooking the rear garden. This room benefits from direct access to the rear garden. Spacious enough to accommodate additional furnishings and ideal as the primary bedroom.

### **Bedroom Two**

A well-proportioned double bedroom with rear garden views. Neutral décor and generous floor space make this a comfortable and practical second bedroom.

### **Bedroom Three**

The third bedroom offers a versatile space ideal as, nursery, dressing room, or dedicated home office.

### **Bathroom**

A modern bathroom fitted with a panel bath with shower over, WC, washbasin, and contemporary wall finishes. Conveniently located to serve the first-floor bedrooms.



## Outside

A substantial private rear garden predominantly laid to lawn, providing an excellent outdoor space for families, play, or gardening enthusiasts. The size and layout offer huge potential for landscaping or creating distinct seating areas. The property benefits from a large, low-maintenance paved driveway with parking for multiple vehicles. The clean frontage and generous space add both practicality and kerb appeal.



***view this property online*** [williamhbrown.co.uk/Property/LBH115614](http://williamhbrown.co.uk/Property/LBH115614)



welcome to

## Gracedieu Road, Loughborough

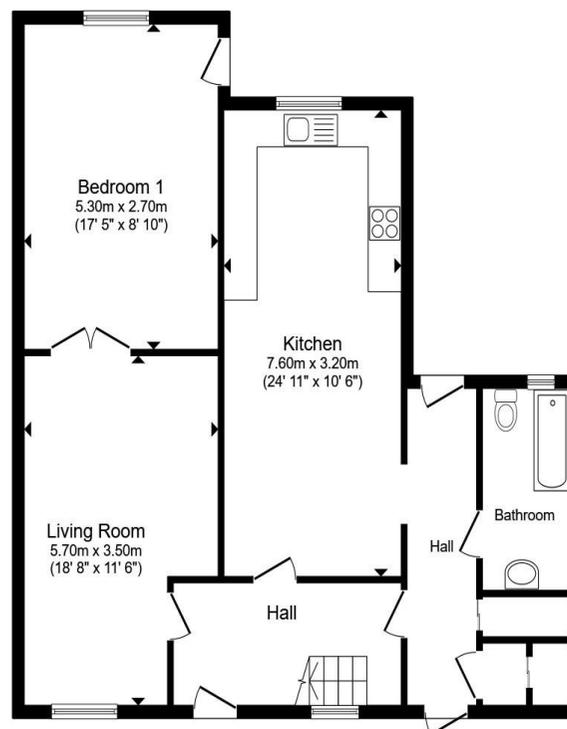
- Spacious four-bedroom semi-detached family home
- Ground floor bedroom
- Stunning open-plan kitchen/dining room
- Well-proportioned first-floor bedrooms
- Move-in ready condition

Tenure: Freehold EPC Rating: C

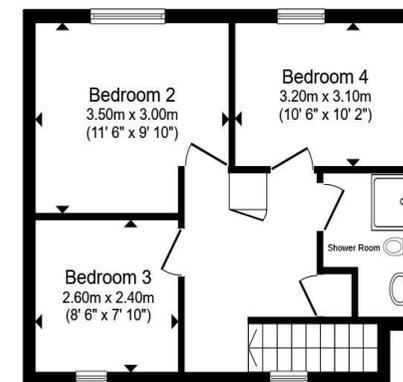
Council Tax Band: B

offers over

**£325,000**



Ground Floor



First Floor

Total floor area 124.9 m<sup>2</sup> (1,344 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/LBH115614](http://williamhbrown.co.uk/Property/LBH115614)



Property Ref:  
LBH115614 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



[williamhbrown.co.uk](http://williamhbrown.co.uk)