Gracedieu Road

Loughborough, LE11 4QG







John German are delighted to bring to the market this well-maintained three-bedroom home, ideally situated on Gracedieu Road in Loughborough.

£230,000

John German

Offering well-proportioned accommodation arranged over two floors, this attractive property combines comfortable living space with a generous south-facing rear garden, making it an appealing choice for first-time buyers, couples and families alike.

The ground floor comprises a welcoming entrance hall, a spacious sitting room providing a comfortable place to relax, and a separate kitchen diner. The kitchen diner offers plenty of room for both cooking and dining, creating a sociable space for everyday living and entertaining, with direct access out to the rear garden.

To the first floor are three well-proportioned bedrooms, offering flexibility for family life, guests or those requiring a home office. The accommodation is completed by a family bathroom and a separate shower room, providing additional convenience for busy households.

Externally, the property enjoys a particularly appealing south-facing rear garden predominantly laid to lawn. Offering plenty of space to enjoy the sunshine, entertain friends and family or simply relax outdoors, the garden is a lovely feature of the home.

Gracedieu Road is conveniently positioned for access to Loughborough town centre, with its range of shops, cafés, restaurants and everyday amenities. The town also offers a choice of local schools, leisure facilities and transport links, including the railway station, providing connections to Leicester, Nottingham and further afield.

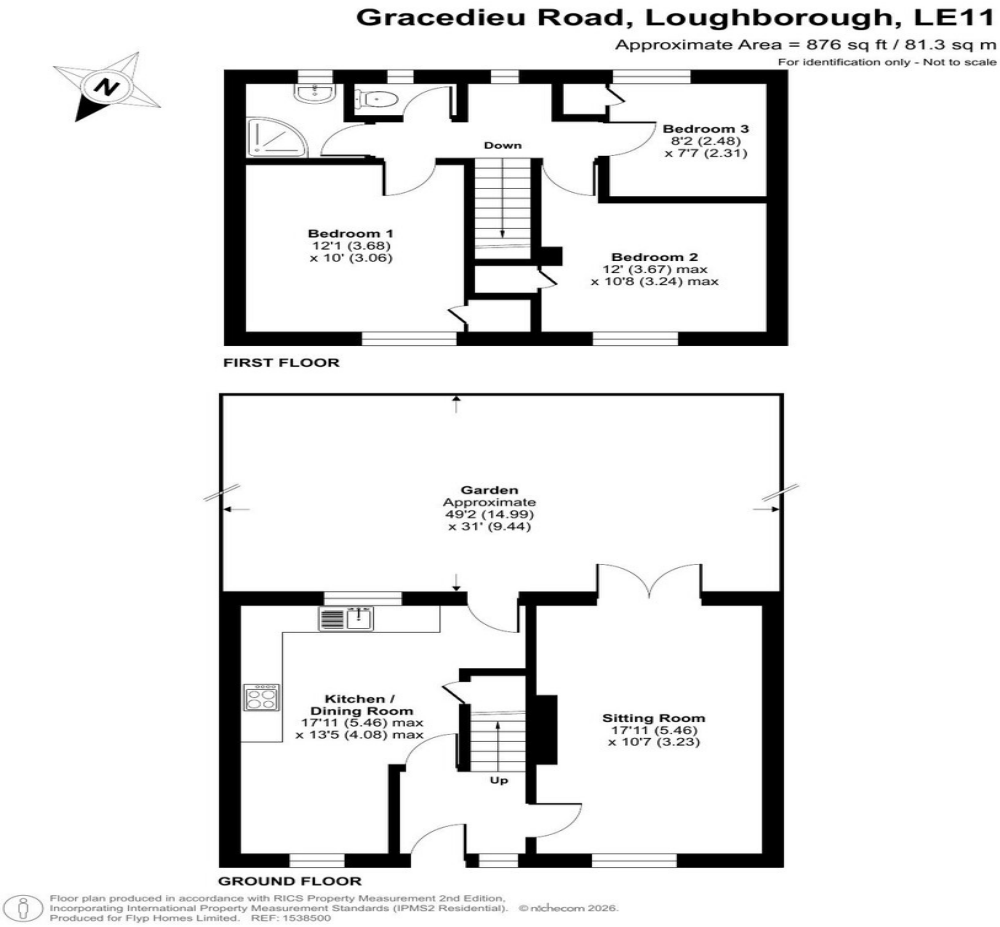
Combining a well-kept interior, versatile accommodation and a generous south-facing garden, this is a lovely opportunity to acquire a home offering comfortable living in a convenient Loughborough location.

To view this property, please contact John German Loughborough office.

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: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA03112026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







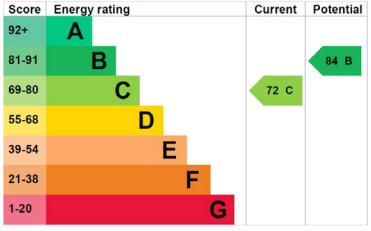












Agents' Notes

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.

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.

John German

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