William.



25 Grange Drive

Burton-On-The-Wolds, Loughborough, LE12 5FF

Guide price £270,000

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William. is proud to offer this modern, immaculately presented and spacious three-bedroom semi-detached home to market.

Originally constructed in 2024 by the renowned William Davis Homes (benefiting from the balance of the 10-year NHBC Warranty) this fantastic property is located on Grange Drive and sits in favourourable position on the "Honeysuckle Rise" Development in the ever- popular village of Burton on the Wolds. It would make an ideal purchase for First Time Buyers or Investors alike.

This fantastic home offers bright and spacious accommodation throughout in brief comprising: Entrance hall, formal living room, dining kitchen and guest WC to the ground floor. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. It has been tastefully finished to a high specification throughout including Smeg kitchen appliances, Hive central heating and electric vehicle charger. Externally, the property benefits from a low maintenance and fully enclosed rear garden with lawn and separate porcelain patio area, making it the ideal space for outdoor entertaining!

Nestled in the beautiful Leicestershire countryside, the charming village of Burton on the Wolds offers the perfect blend of village life and convenient access to nearby towns and cities, with a range of local amenities including a village store, country pub and primary school on the doorstep. The location offers quick access to a variety of road links to Loughborough, Leicester, Nottingham and Derby via the A6, A46 and M1 Motorway and further rail links to Nottingham, Leicester from neighbouring Barrow upon Soar and Sileby stations, as well as London St. Pancras from nearby Loughborough train station.

Viewing of this property cannot be recommended highly enough to fully appreciate the location, accommodation and quality of finish throughout and are strictly By Appointment Only - Booked via William. Property

ACCOMMODATION:

























GROUND FLOOR

Entrance Hall
6'6" x 5'10" (2.0 x 1.8)

Living Room
16'8" x 12'7" max (5.10 x 3.85 max)

Dining Kitchen
16'2" x 9'4" (4.95 x 2.85)

Guest WC
5'2" x 3'3" (1.6 x 1.0)

FIRST FLOOR

First Floor Landing
9'10" x 3'3" (3.0 x 1.0)

Bedroom 1
16'2" x 13'1" max (4.95 x 4.0 max)

Bedroom 2
9'8" x 9'6" max (2.96 x 2.91 max)

Bedroom 3
9'8" x 8'2" max (2.95 x 2.5 max)

Bathroom
7'0" x 5'10" (2.15 x 1.8)

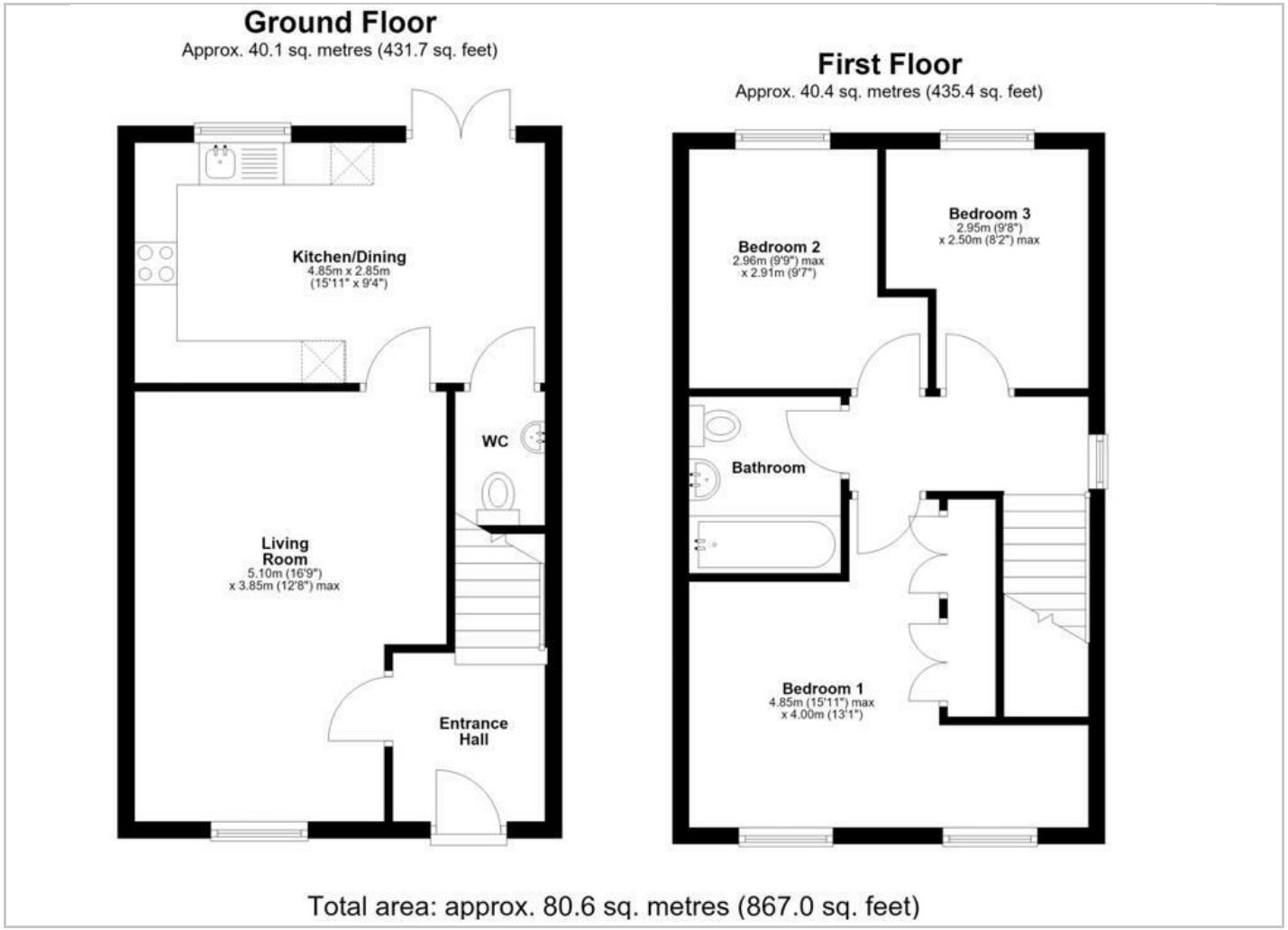
OUTSIDE

Driveway with EV Charger

Front & Rear Gardens

Disclaimer

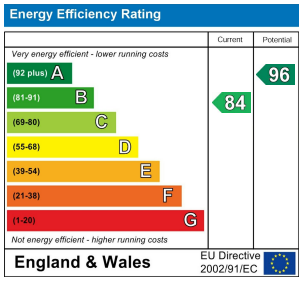
Floor Plan

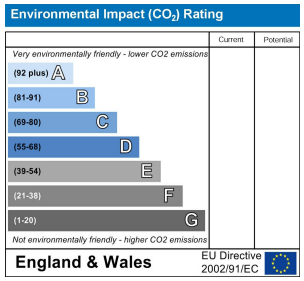


Area Map



Energy Efficiency Graph





Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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.

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