



# Grasmere Close

Barrow Upon Soar, Loughborough, LE12 8PX



John German 



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A well-presented extended home, providing plentiful living accommodation and natural light, with good size front and rear gardens and ample parking, being sold with no onward chain.

**£250,000**



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This lovely home would make a perfect purchase for first time buyers, professional couples, small families, or those wishing to downsize.

The property is located within easy reach of a wide range of local amenities, including Hall Orchard C of E Primary School and Humphrey Perkins Secondary School, Co-op, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the A6, A46 and M1. Public transport is well catered for by regular bus service, and Barrow upon Soar Railway Station. East Midlands Airport is approximately 20/30 minutes away by car.

Accommodation comprises; two double bedrooms, family bathroom, spacious lounge and extended kitchen/dining room.

Externally, the rear garden is of good size and very private, with a patio seating, attractive lawn and mature borders. The driveway to the front offers tandem parking for two vehicles and could be expanded into the front garden should the need arise.

**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:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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