



Gracedieu Road, Loughborough

welcome to

Gracedieu Road, Loughborough

An extended three-bedroom family home with a utility room, two bathrooms, extension to the rear and a well-presented rear garden offered in a popular residential location close by to Loughborough University.

Entrance

Entrance to the property is via a upvc double glazed front door into the entrance hall. The entrance hall has vinyl flooring, stairs to the first floor, a radiator and doors to the kitchen and living room.

Lounge

10' 6" x 12' 7" (3.20m x 3.84m)

The lounge has continued vinyl flooring, sliding door to the dining room, a upvc double glazed window to the front elevation and a radiator.

Dining Room

9' 5" x 12' 8" (2.87m x 3.86m)

The dining room has a sliding door, laminate flooring, a radiator, a door to the rear garden and access to the wetroom.

Kitchen

10' 9" x 10' 4" (3.28m x 3.15m)

The kitchen is recently fitted with a range of base and wall mounted units, laminate flooring, a pantry, stainless steel sink with drainer and mixer tap, space for a fridge freezer, plumbing for a washing machine, partially tiled walls, upvc double glazed window to the side and rear and a upvc double glazed door to the rear garden.

Storage Room

6' 8" x 6' 9" (2.03m x 2.06m)

A further storage room can be found off of the kitchen which could be utilised as a pantry, utility room or office space.

Wetroom

9' 5" x 12' 8" (2.87m x 3.86m)

The wetroom has a walk-in electric shower, wc, handwash basin and a radiator.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

Bedroom One

7' 5" x 8' 1" (2.26m x 2.46m)

Bedroom one has carpeted flooring, a radiator, space for a wardrobe and a upvc double glazed window to the rear elevation.

Bedroom Two

10' 6" x 9' 4" (3.20m x 2.84m)

Bedroom two has carpeted flooring, a upvc double glazed window to the front elevation and a radiator.

Bedroom Three

10' 2" x 12' (3.10m x 3.66m)

Bedroom three has carpeted flooring, a radiator and a upvc double glazed window.

Loft

The loft is accessed via a pull-down ladder, is boarded, insulated and has lights.



Bathroom

The main bathroom has a panelled bath, hand wash vanity basin, partially tiled walls, vinyl flooring and a double-glazed frosted window.



Outside

To the front of the property there is a slabbed driveway suitable for parking and side gated access to the rear. To the rear of the property there is a large garden patio area, a shed, is well maintained and secured back gates.



view this property online williamhbrown.co.uk/Property/LBH115597



welcome to

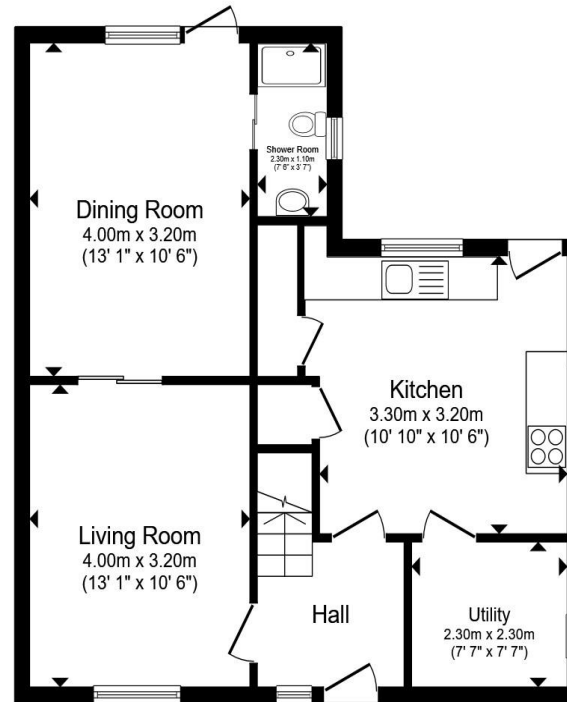
Gracedieu Road, Loughborough

- Semi Detached Property
- Three Well Proportioned Bedrooms
- Well Maintained Lounge
- Newly Fitted Kitchen
- Utility Room and Ground Floor Wet Room

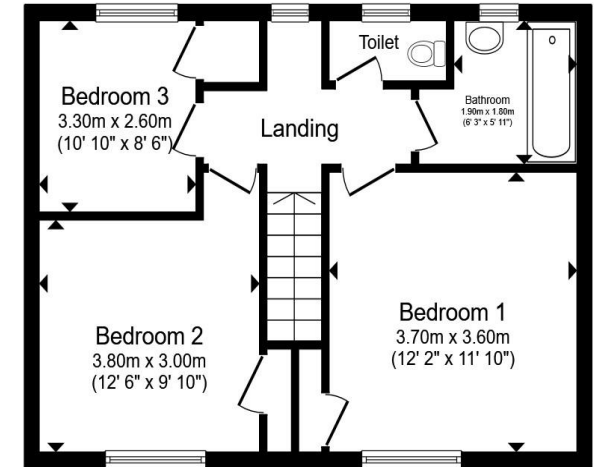
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£270,000



Ground Floor



First Floor

Total floor area 101.1 m² (1,088 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



view this property online williamhbrown.co.uk/Property/LBH115597



Property Ref:
LBH115597 - 0004

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



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



williamhbrown.co.uk