



Knox Road, Loughborough



**£290,000**

- THREE BEDROOM SEMI
- MASTER EN SUITE
- GARAGE AND PARKING
- DECEPTIVE LAYOUT
- SPACIOUS LOUNGE
- NICELY PROPORTIONED GARDEN
- FREEHOLD
- EPC rating C



Located in the ever-popular Grange Park development, this deceptively spacious three-bedroom semi-detached home offers stylish, versatile accommodation extending to approximately 935 sq ft— perfect for couples, growing families, professionals, or savvy investors. This is a fantastic opportunity to acquire a move-in ready home in a well-regarded neighbourhood — ideal for those seeking comfort, space, and a home that can grow with their family.

Early viewing is highly recommended to fully appreciate the space, layout, and lifestyle this superb property offers.

Immaculately maintained and neutrally decorated throughout, the home invites you in via a smart composite front door into a bright entrance hall, which includes a practical under-stairs storage cupboard — ideal for coats, shoes, or cleaning essentials.

The generous lounge enjoys a dual aspect, bathing the room in natural light from both the front and rear, creating a wonderfully bright and welcoming atmosphere. The wide proportions offer flexibility to create a cosy yet spacious seating area or to add additional furniture depending on your lifestyle.





To the other side of the hallway, the kitchen/diner also spans the full depth of the house and is thoughtfully divided into two functional areas. The modern kitchen features a built-in AEG gas hob, extractor hood, oven, plumbing for both a dishwasher and washing machine, space for a fridge freezer, and a tasteful range of neutral cabinetry with brushed metal handles. The tiled floor flows seamlessly through to the dining area, where French doors open out to the rear garden — perfect for entertaining and enjoying indoor/outdoor living. Like the lounge, this room also benefits from dual aspect windows, making it a bright and airy heart of the home.

A ground-floor cloakroom/WC adds further practicality, complete with a double storage cupboard, modern consumer unit, WC, and wash hand basin.

Upstairs, the generously sized master bedroom mirrors the lounge below with dual aspect windows, an ensuite shower room, and a built-in storage cupboard — making it a perfect private retreat. The second bedroom, also a double, sits at the front of the home and offers plenty of space for a full bedroom suite. The third bedroom overlooks the rear garden and is ideal as a nursery, guest room, or dedicated home office.

The family bathroom is smartly appointed with full-height tiling around the bath, a mains-fed shower, modern basin, and a dual-flush WC — blending functionality with contemporary style.

Outside, the property offers off-road parking via a tarmac driveway, which leads to a detached garage with up-and-over door — perfect for additional storage or secure parking. The rear garden is a real highlight, with a paved patio directly off the dining area, a neatly maintained lawn, and a second patio area featuring decorative stone, raised beds, and a tranquil spot for relaxing or entertaining.

**HALL** 3.57m x 1.17m Widening to 1.93 (11'8" x 3'10")

**LOUNGE** 5.34m x 3.49m (17'6" x 11'6")

**KITCHEN DINER** 4.91m x 2.94m (16'1" x 9'7")

**WC** 2.08m x 1.6m (6'10" x 5'2")

**FIRST FLOOR LANDING**

**BEDROOM ONE** 4.91m x 3.69m (16'1" x 12'1")

**ENSUITE** 1.99m x 1.78m (6'6" x 5'10")

**BEDROOM TWO** 3.18m x 2.11m (10'5" x 6'11")

**BEDROOM THREE** 2.66m x 2.24m (8'8" x 7'4")

**BATHROOM** 2.31m x 1.95m (7'7" x 6'5")





## SERVICES AND TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

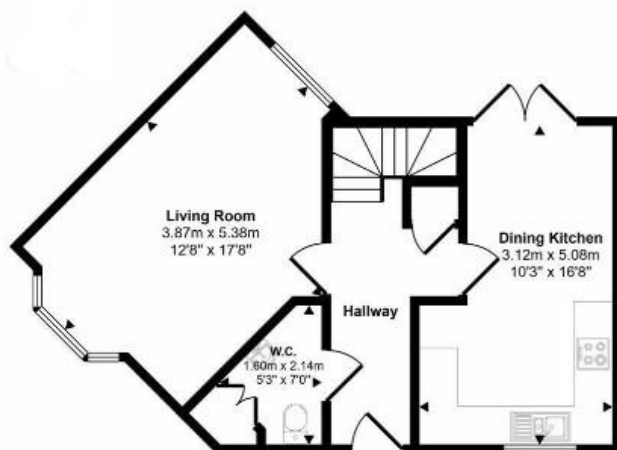
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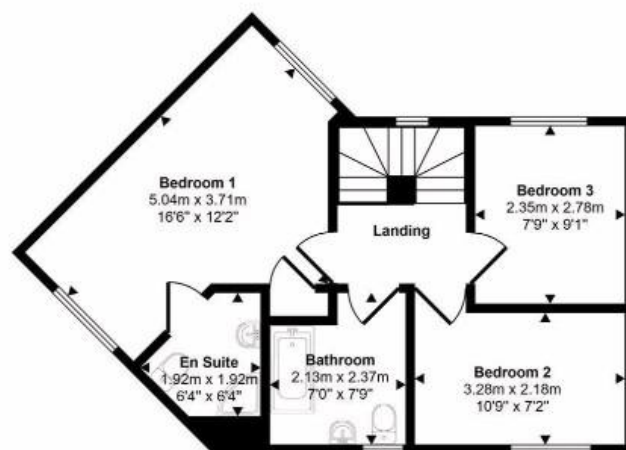
# Floorplan



Approx Gross Internal Area  
87 sq m / 935 sq ft



Ground Floor  
Approx 43 sq m / 467 sq ft



First Floor  
Approx 44 sq m / 469 sq ft



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