



Mount Grace Road,  
Loughborough



**£350,000**

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- EXEMPLARY PRESENTATION
- MASTER EN-SUITE
- FEATURE BATHROOM
- GENEROUS PLOT
- FREEHOLD
- EPC rating C



This exemplary presented three double bedroom detached family home occupies a generous plot which has privacy to the rear not overlooked from beyond and combines a side extension with a refitted feature kitchen and bathroom.

The two storey side addition creates added utility room and a dressing room for bedroom number three. The total square footage for the property is 1,136, notwithstanding the conservatory and family room.

Initially on entry is a porch with glazed oak internal door providing access to the hallway. The lounge diner spans the full width of the property with attractive bay window and conservatory off with pitched polycarbonate roof, multiple electrical sockets and double radiator.

The family room is a partial conversion of the garage and is properly insulated, has it's own radiator and is open to interpretation with regards its use.



The kitchen is well equipped with a vast array of storage units at both base and eye level and includes integrated appliances with a Neff gas hob with stainless steel splashback and corresponding extractor hood above with electric oven beneath. Dishwasher, fridge freezer, soft close drawers and the flooring is Amtico which continues through to the utility room where there are matching cupboards. A larger cupboard discreetly houses the Ideal combination gas central heating boiler. Plumbing for a washing machine and space for a tumble dryer with rear access door.

Finally at ground floor is the WC which has been refitted with an RAK dual flush low level wc and modern wash hand basin with side mounted tap.

All doors at ground floor are oak.

At first floor there are three double bedrooms, the master is at the rear and has an en-suite with quadrant shower cubicle with electric shower within, RAK wc and modern pedestal wash hand basin.

The second double bedroom is to the front and has the attractive dormer window and special reference should be made to the floorplan to fully appreciate the size of this room. Bedroom three has the benefit of the side addition creating a dressing room with dual aspect. The feature family bathroom comprises of a 'P' shaped bath with Mira Sport electric shower over, inset wash hand basin with hidden cistern dual flush wc, electric shaver point and polished metal heated towel rail along with LED lighting.

At the front of the property the tarmac driveway allows off road parking for three vehicles depending on size. At the rear the garden is mainly laid to lawn with raised decked area to the top right hand corner ideal for entertaining along with a brick built barbecue. The fencing is concrete base and post.

An amazing family home, the location is well regarded and has close proximity to Stonebow School and local walks along with sub-centre amenities.

To find the property, from Loughborough town centre proceed north along the A6 Derby Road, at the Bishop Meadow roundabout turn left on to Warwick Way, at the next roundabout turn right on to Maxwell Drive, pass Morrisons continuing ahead, turn sixth left on to Mount Grace Road, the property is situated on the left hand side identified by the agent's 'For Sale' board.



PORCH 0.93m x 0.89m (3'1" x 2'11")

HALL 4.09m x 0.89m (13'5" x 2'11")

LOUNGE DINER 6.27m x 2.79m Widening to 4.05 (20'7" x 9'2")

FAMILY ROOM 3.08m x 2.53m (10'1" x 8'4")

CONSERVATORY 3.18m x 2.90m (10'5" x 9'6")

KITCHEN 3.45 x 2.31 (10'10" x 7'8")

UTILITY ROOM 3.05m x 1.37m (10'0" x 4'6")

GROUND FLOOR WC 1.89m x 0.91m (6'2" x 3'0")

BEDROOM ONE 4.30m x 2.84m (14'1" x 9'4")

EN-SUITE 1.87m x 1.76m (6'1" x 5'10")

BEDROOM TWO 4.04m x 3.70m (13'4" x 12'1")

BEDROOM THREE 3.56m x 2.17m (11'8" x 7'1")

DRESSING ROOM 3.03m x 1.40m (9'11" x 4'7")

FAMILY BATHROOM 1.88m x 1.87m (6'2" x 6'1")





## SERVICES & 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 D.

## DISCLAIMER

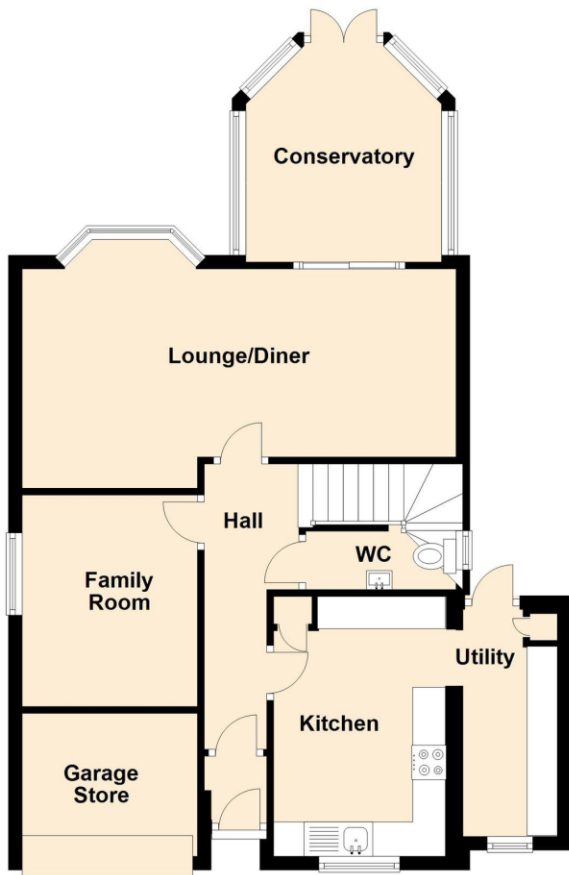
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

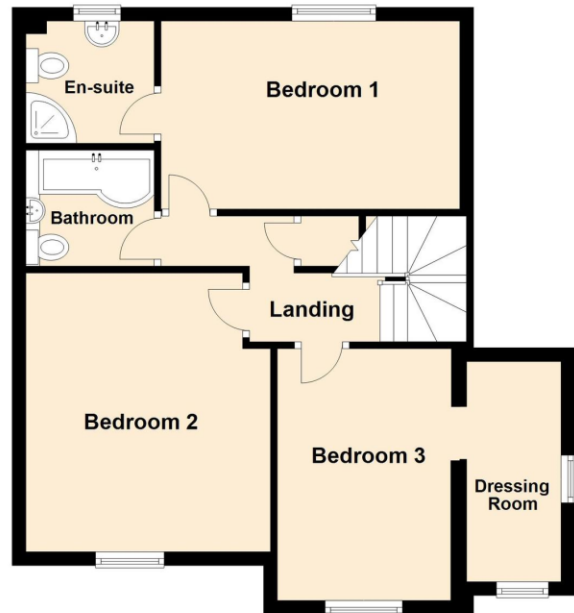
### Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



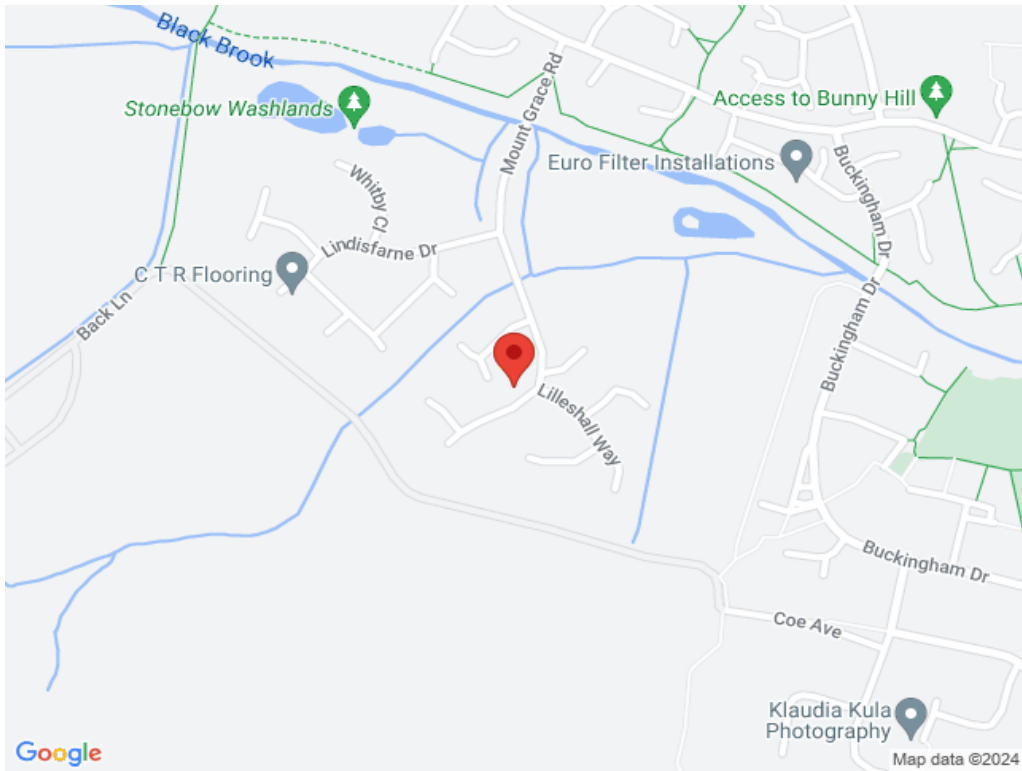
### First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



Total area: approx. 122.3 sq. metres (1316.7 sq. feet)





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