Gracedieu Road, Loughborough

william
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welcome to

Gracedieu Road, Loughborough

FOR SALE We are delighted to welcome to the market this fantastic semi-detached property situated close by to Loughborough town centre and an array of amenities! Briefly comprises entrance porch, hallway, kitchen/diner, lounge, three bedrooms, bathroom & Separate w/c, rear garden & driveway!

Entrance

Entering the property through the front door leads you into the porch with an further door leading to the hallway with upvc double glazed windows to the front elevation. The entrance hallway has laminate flooring, a radiator and stairs rising to the first floor with doors to the kitchen/diner and lounge.

Lounge

17' 9" x 10' 6" (5.41m x 3.20m)
The lounge has laminate flooring,an inset with a feature fireplace, a radiator, television aerial point, a upvc double glazed window to the front elevation and upvc double glazed patio doors leading out to the rear garden.

Kitchen Diner

17' 8" x 10' 8" (5.38m x 3.25m)
The kitchen diner is fitted with a range of base and wall mounted units, vinyl flooring, space for a freestanding gas cooker with a cooker hood over, space for a fridge freezer, plumbing for a washing machine, a stainless steel one and a half bowl sink drainer, a upvc double glazed window to the rear elevation, space for a dining table and a door to a spacious storage/pantry area with a further door leading to understairs storage and leading out to the rear garden.
From the kitchen there is a lean to with access to the rear garden which has ample storage space and can be used as a utilities area.
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First Floor Landing

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

Bedroom One

10' 2" x 12' 8" (3.10m x 3.86m)
Bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bedroom Two

9' 5" x 10' 6" (2.87m x 3.20m)
Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bedroom Three

7' 6" x 8' 2" (2.29m x 2.49m)
Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom is fitted with a two piece suite comprising of panel bath with shower and hand wash basin located within a vanity unit, tiled walls and flooring, heated towel rail and a upvc double glazed frosted window to the side elevation. The low level wc is separate.

Outside

To the front of the property there is a graveled driveway that provides ample parking for multiple vehicles and side gated access to the rear garden. To the rear there generous size garden which has a decked patio area and lawn which is fenced/walled to the boundaries. There is also a functioning wood-shed for storage facilities.

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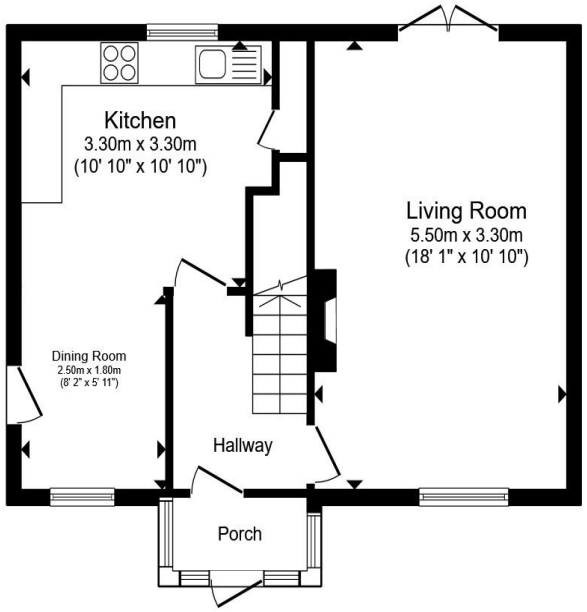
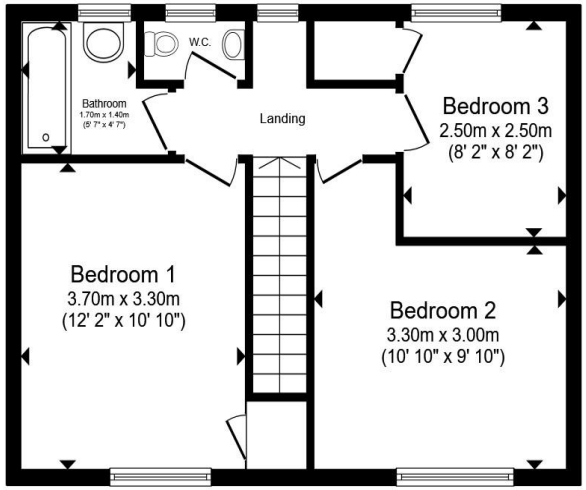
- NO CHAIN!
- Semi Detached Property
- Corner Plot Location
- Three Well-Proportioned Bedrooms
- Within walking distance to Loughborough University, town centre and local schools

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£255,000



Ground Floor



First Floor

Total floor area 98.3 m² (1,058 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

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The Property Ombudsman

Property Ref:
LBH116030 - 0008

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