



Smiths
your property experts

Grasmere Road

Loughborough

- Superb semi-detached family home
- Lovingly maintained and well-presented
- Kitchen with a useful walk-in pantry
- Dual aspect living/dining room
- Three good-sized bedrooms and a bathroom
- Driveway providing generous off-road parking
- Lovingly maintained and mature rear gardens
- Convenient access to excellent schools and bus routes

General Description

Smiths Property Experts are delighted to offer to the market this superb semi-detached home with far-reaching views over the Outwoods to the front.

The property has been lovingly maintained with well-presented accommodation. The living space includes three good-sized bedrooms and a bathroom on the first floor, with a through living and dining room, and a kitchen on the ground floor.

Outside, there is a driveway with generous off-road parking and a delightful, mature garden to the rear.





The Property

The property benefits from gas central heating and uPVC double glazing. The accommodation comprises a uPVC entrance porch with a timber front door leading into the hallway. The hallway has stairs rising to the first floor, a useful understairs cloak cupboard, and doors leading to all ground-floor rooms. The living/dining room has a dual aspect, with a suntrap bay window to the front elevation and patio doors which open onto the rear garden. There is a gas fire.

The kitchen is fitted with wall and base units. A useful walk-in pantry provides additional storage space. There is space for a fridge freezer, plumbing for a washing machine, an electric hob, and a double electric oven.

Upstairs, you will find three bedrooms and a bathroom. The main bedroom features a range of fitted wardrobes and a suntrap bay window with lovely views to the front. There is access to the loft from the first-floor landing. The loft benefits from a ladder and newly installed boarding.

The Outside

The property enjoys a lovely position on Grasmere Road. Set back from the road, behind a front garden and a driveway that provides ample parking. A newly installed timber gate leads to the side. The rear garden has been lovingly maintained, mainly laid to lawn with well-stocked and established borders. A patio to make the most of the evening sun.





The Location

The property is situated in a residential location with convenient access to excellent local schools and amenities, including a supermarket. The town centre offers a range of shopping facilities and amenities. There is a train station with direct lines to Nottingham, Leicester, and London St Pancras. The A6 road network provides convenient vehicular access to Leicester.

Property Information

EPC Rating: D.

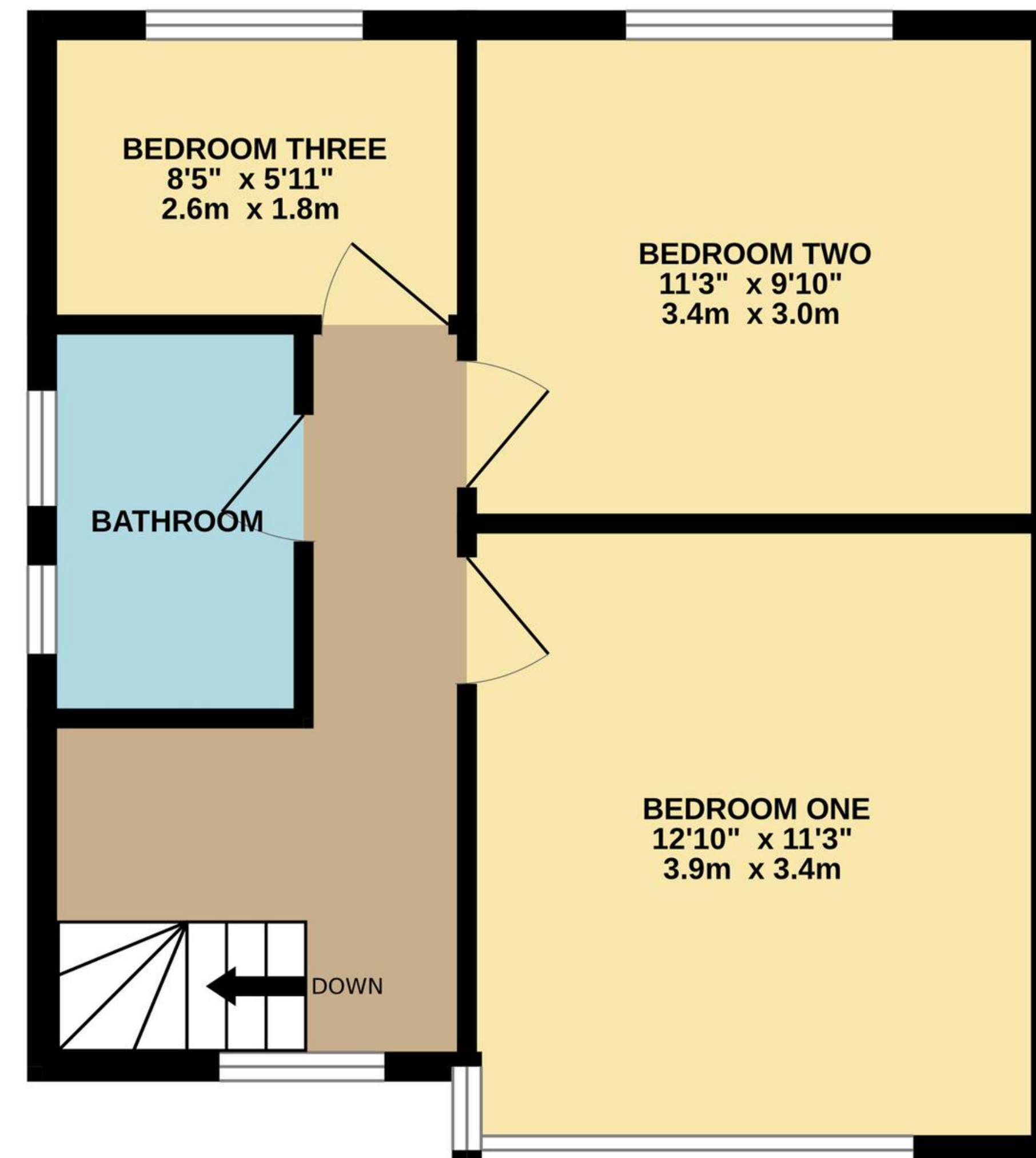
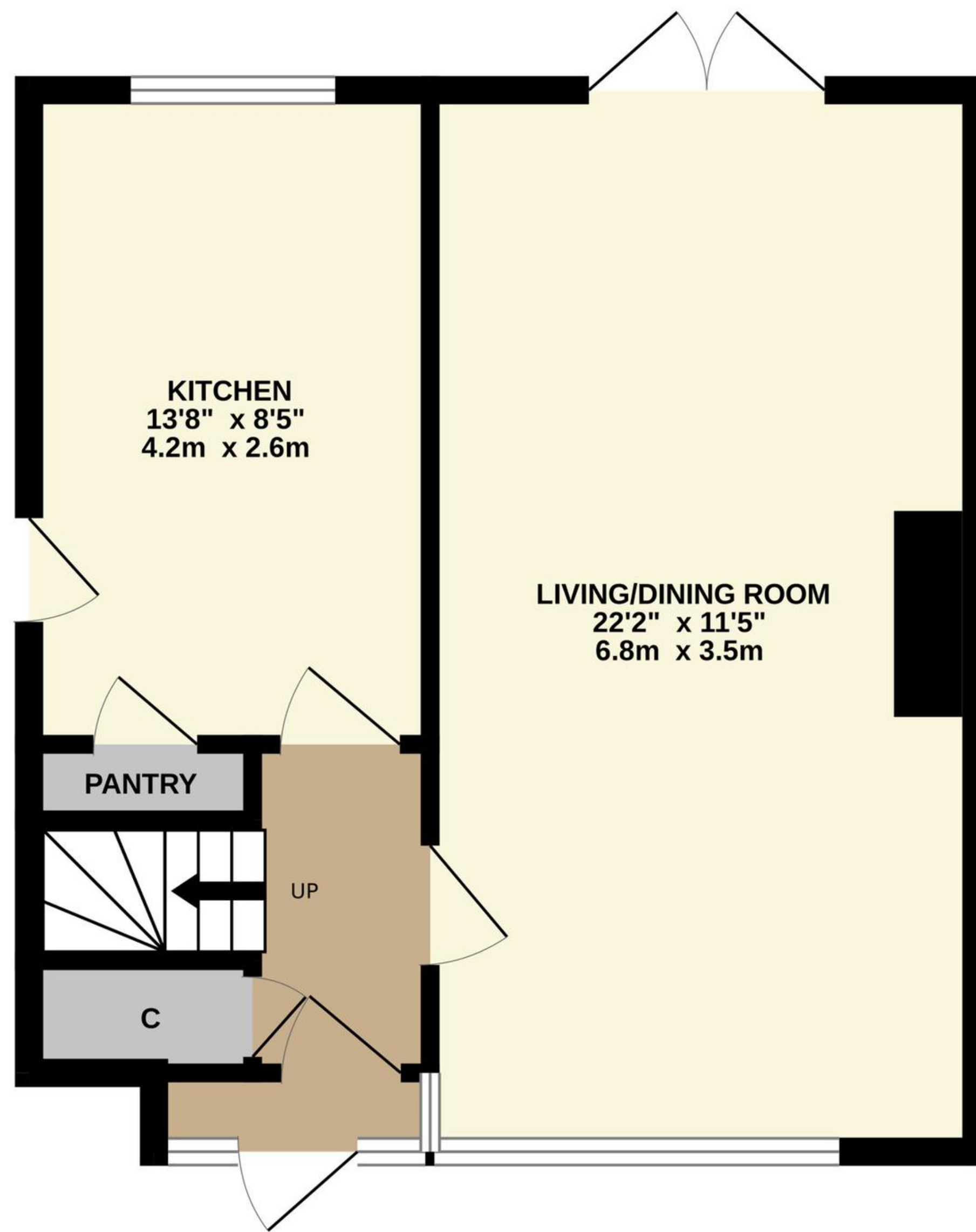
Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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