



Gracedieu Road, Loughborough

welcome to

Gracedieu Road, Loughborough

A spacious and well-presented four-bedroom semi-detached family home offering generous living accommodation, a stunning modern kitchen, off-street parking for multiple cars, and a large private rear garden.

Entrance

A welcoming entrance hall accessed via a upvc front door, offering access to the main living areas and stairs rising to the first floor.

Lounge

A generous and well-presented main living room with a large front-facing window that allows plenty of natural light, carpeted flooring and access to the ground floor bedroom. The room offers an ideal environment for family relaxation or entertaining.

Ground Floor Bedroom

A versatile ground-floor room currently arranged as a double bedroom. Generous in size and located conveniently off the hallway, this room is perfect for multi-generational living, a guest suite, or could serve equally well as a second sitting room, playroom, or home office.

Kitchen/Dining Room

A beautifully finished, modern open-plan kitchen and dining area forming the heart of the home. The space features sleek high-gloss cabinetry, extensive work surfaces, sink with drainer and double-glazed window overlooking the garden, integrated appliances, and space for a stylish range cooker. Marble-effect flooring and splashbacks add to the premium feel. There is ample room for a family dining table within a carpeted space.

Ground Floor Bathroom

The ground floor shower room offers a walk-in shower, wc, hand wash basin and double-glazed window

Bedroom One

A double bedroom with a double-glazed window overlooking the rear garden. This room benefits from direct access to the rear garden. Spacious enough to accommodate additional furnishings and ideal as the primary bedroom.

Bedroom Two

A well-proportioned double bedroom with rear garden views. Neutral décor and generous floor space make this a comfortable and practical second bedroom.

Bedroom Three

The third bedroom offers a versatile space ideal as, nursery, dressing room, or dedicated home office.

Bathroom

A modern bathroom fitted with a panel bath with shower over, WC, washbasin, and contemporary wall finishes. Conveniently located to serve the first-floor bedrooms.



Outside

A substantial private rear garden predominantly laid to lawn, providing an excellent outdoor space for families, play, or gardening enthusiasts. The size and layout offer huge potential for landscaping or creating distinct seating areas. The property benefits from a large, low-maintenance paved driveway with parking for multiple vehicles. The clean frontage and generous space add both practicality and kerb appeal.



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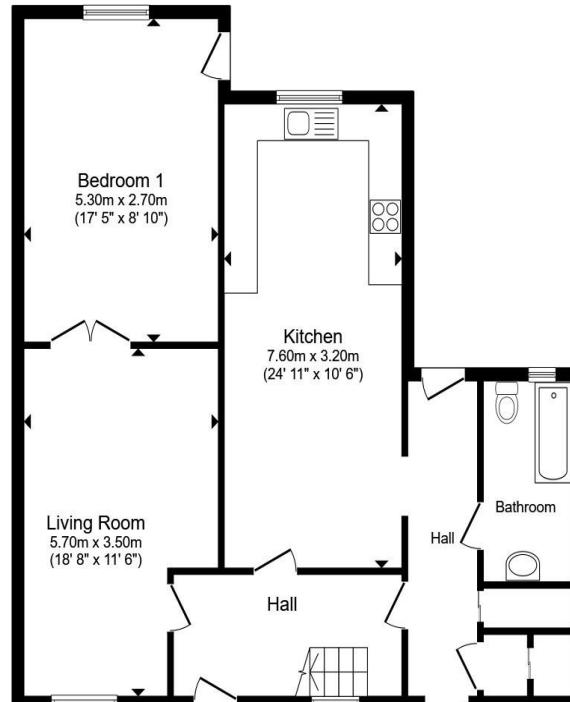
Gracedieu Road, Loughborough

- Spacious four-bedroom semi-detached family home
- Ground floor bedroom
- Stunning open-plan kitchen/dining room
- Well-proportioned first-floor bedrooms
- Move-in ready condition

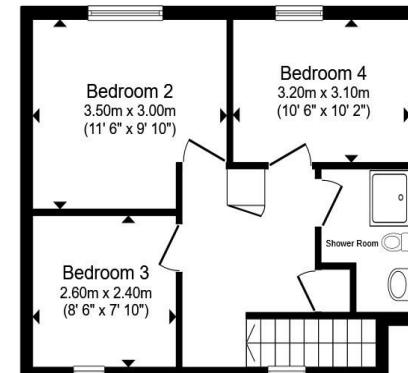
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£340,000



Ground Floor



First Floor

Total floor area 124.9 m² (1,344 sq.ft.) approx

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