



Gracedieu Road, Loughborough

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, rear garden & driveway! CALL NOW!

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, doors to a storage/pantry area and leading out to the rear garden and space for a dining table.

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, built in wardrobe and storage, 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, wardrobe space, 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.





check out more properties at williamhbrown.co.uk



welcome to

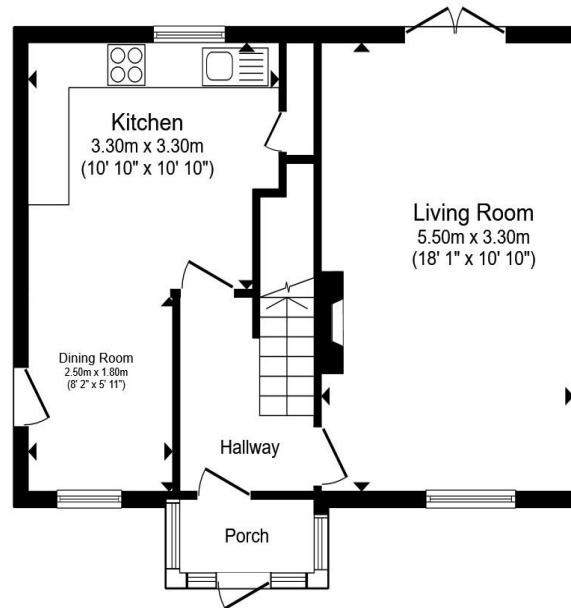
Gracedieu Road, Loughborough

- Semi Detached Property
- Corner Plot Location
- Three Well-Proportioned Bedrooms
- Within walking distance to Loughborough University, town centre and local schools
- kitchen/diner & lounge

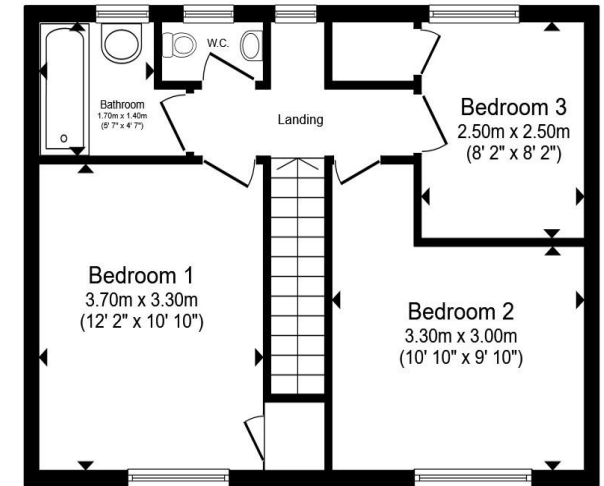
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£270,000



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



check out more properties at williamhbrown.co.uk



Property Ref:
LBH116030 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk