

Holden's

A Modern Estate Agent



4 Gracedieu Lane

Belton, Loughborough, LE12 9TW

Offers in the region of £475,000



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With a contemporary feel throughout and being finished to a tasteful specification, this property can be moved right into. You step into the spacious entrance hall and to the right is the sitting room, which is cosiness personified, with a feature brick fireplace acting as the focal point of the room. The kitchen/breakfast room is finished to an excellent standard, boasting quartz granite worktops along with a Aga range cooker set into brick recess with lights & cooker hood. Further along lies the dining room, again enjoying a large brick built fireplace which immediately draws your gaze, overlooking the front of property. Providing further living space, to the rear lies an extended brick built conservatory, an extremely bright and airy space which can be used for a variety of purposes. The ground floor also comprises of a utility room to the rear with a farmhouse door to the rear garden, along with a downstairs WC, another bonus for family living.

Heading upstairs, the property continues to boast both charm and style. The dual aspect master bedroom is cosy while being generous in size with an open plan, split level dressing/sitting room, which flows seamlessly into the bedroom area. Stunning rural views are afforded from both bedrooms 2 & 3, which are both great sized doubles, overlooking the front of the property. There is also a fourth bedroom to the rear, a single which would also accommodate a dressing space and a study.

The private, south facing garden boasting beautiful countryside views and featuring fruit bushes and

young fruit trees. The garden offers a great space to enjoy the summer months in being complete with a low maintenance block brick patio, with a variety of flowers, shrubs and mature plants set amongst the grounds. To the side aspect lies a tarmac driveway which stretches the length of the property, providing substantial off road parking for many vehicles if required. This area also benefits from an electric 6' security gate & 7' walls to three sides offering complete privacy.

To the rear of the garden lies a large, detached brick built double garage with overhead storage. A fantastic space, offering a wealth of possibilities as far as developing into a commercial workshop, additional living accommodation, an office or even a separate annexe subject to necessary planning.

Situated enviably on the outskirts of the highly desirable Belton village, this charming property manages to combine both convenience and tranquillity exceptionally and could very well be the perfect home for you. Offering a good range of local amenities including a Primary School, The Queen's Head pub, Doctors Surgery and Church. There is easy access to all facilities found within the popular towns of Ashby de la Zouch and Loughborough and there are excellent links to the M1, M42 motorway junction and East Midlands International Airport.

Agent note: Please note we have been informed that spray foam insulation is in the loft space of this property.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



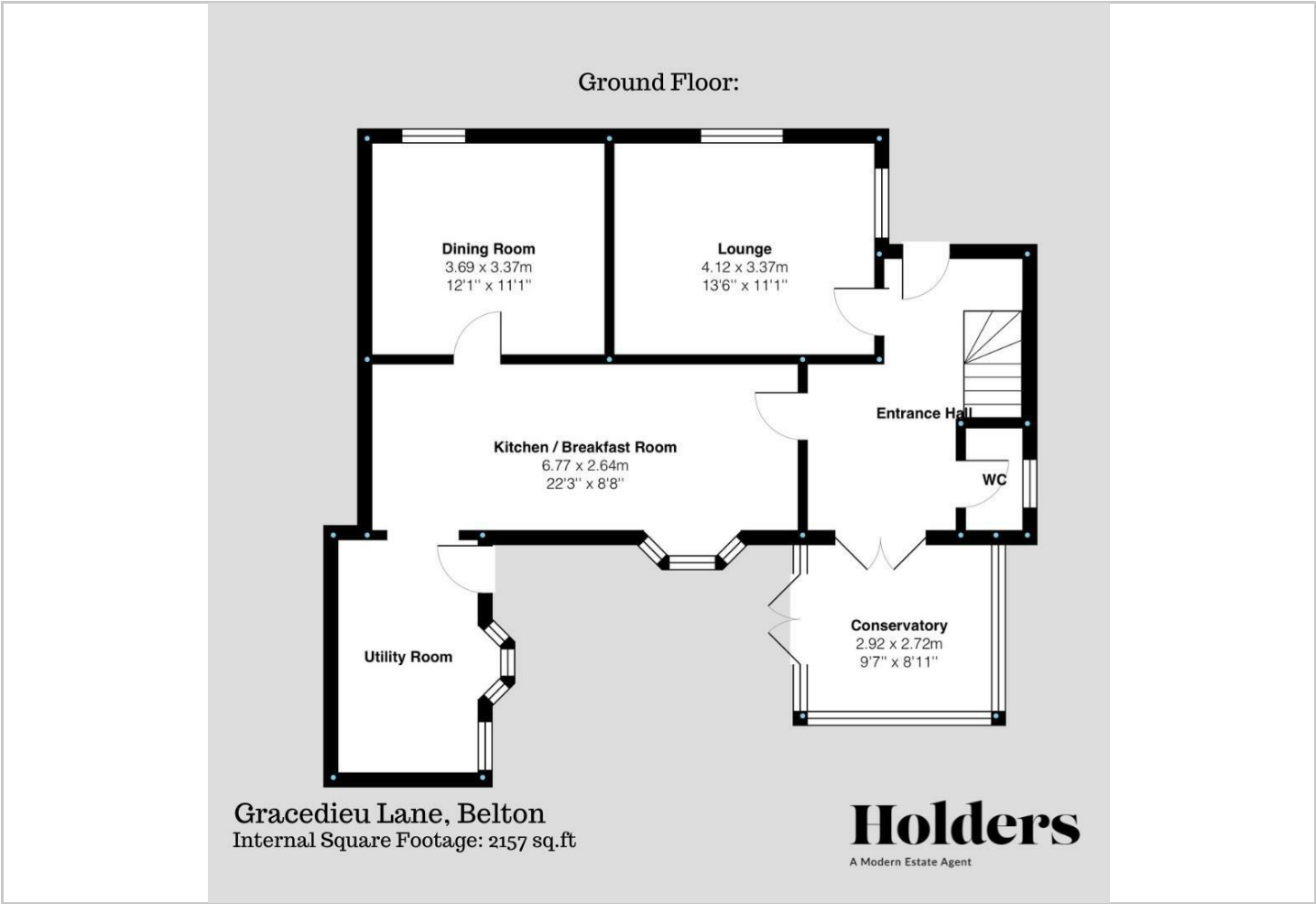
Hybrid Map



Terrain Map



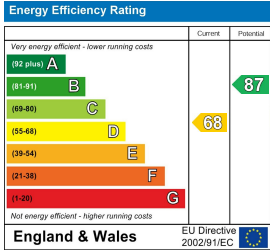
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.