

Holdings

A Modern Estate Agent



33 Grassholme Drive, Loughborough, LE11 4NS

£425,000

Situated on the outskirts of Loughborough, this attractive and generously proportioned bungalow benefits from a superb plot while providing easy access to the town centre's amenities and excellent transport links, including the M1. The property is offered to the market with no upward chain.

Summary

Set beneath a canopy porch, a uPVC entrance door opens into a spacious and welcoming T-shaped reception hallway. From here, the well-proportioned accommodation unfolds, with the lounge positioned to the rear, enjoying views over the sunny garden through dual-aspect windows and patio doors that open. A feature fireplace creates a focal point, while glazed double doors lead through to the adjoining dining room, which also overlooks the rear garden.

The contemporary family breakfast kitchen is thoughtfully designed, with cabinetry spanning three sides, practical tiled flooring, and ample space for a breakfast table. It is fitted with a range of integrated appliances, including an oven, gas hob and a door from the kitchen leads into a side reception hall/boot room, providing access to the courtyard and rear garden. The generous utility room is fitted with both base and wall-mounted units, houses the gas-fired central heating boiler, and offers plenty of space for additional appliances.

The property boasts three well-sized bedrooms, with the principal bedroom being particularly spacious, featuring fitted wardrobes, overbed storage, and a refitted en-suite shower room complete with a vanity wash basin, WC, and walk in shower.

Bedrooms two and three both enjoy attractive views over the rear garden and beyond. The family bathroom is equally well presented, fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin, WC, and a ladder-style towel radiator, complemented by full-height tiling.

Externally, the property is set back from the road and benefits from a large driveway providing ample off-road parking. There is also a double garage with light, power, an up-and-over door, and a side personnel door leading to the courtyard.

The rear garden is a particular highlight, beautifully landscaped and well established, offering a high degree of privacy making a great space to enjoy the summer months in.

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.

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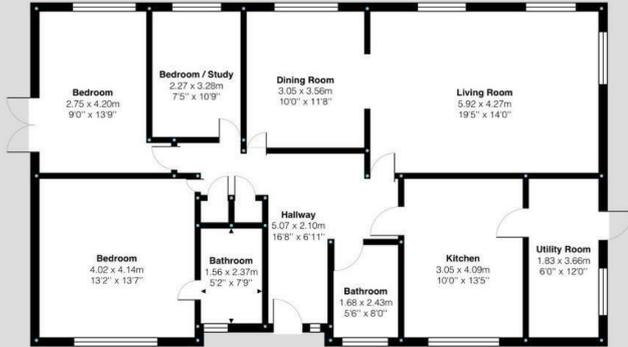
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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



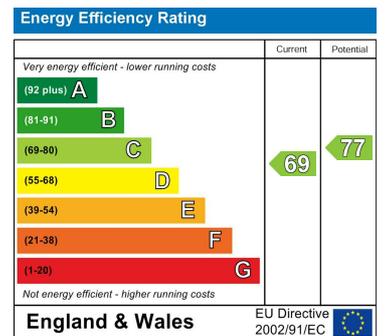
Grassholme Drive, Loughborough
Internal Square Footage: Approx 121.9 sq.ft

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Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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