Holders

A Modern Estate Agent









31 Grasmere Road, Loughborough, LE11 2ST

Offers over £325,000

An exceptional three-bedroom detached bungalow offered with no upward chain situated in a premier residential neighbourhood of Loughborough. Meticulously upgraded and beautifully improved throughout, this turn-key property offers a wonderful, move-in-ready home. Notable highlights include a stylish fitted kitchen, a contemporary shower room, and exquisitely landscaped gardens.

Summary

An exceptional detached bungalow that has been thoughtfully extended and comprehensively upgraded, offering a beautiful turn-key home. In brief, the accommodation is entered via a secure uPVC double-glazed front door into an entrance porch with ceramic tiled flooring, leading through to a welcoming entrance hallway.

The hallway provides access to all primary rooms, features a useful built-in storage cupboard, and includes a pull-down ladder to a fully boarded loft that offers excellent potential for future conversion (subject to necessary planning permissions).

Facing the front elevation is a beautifully decorated, bright, and airy formal lounge featuring premium wood-laminate flooring, elegant ceiling coving, and uPVC double-glazed privacy windows to both the front and side. The kitchen has been refitted with a modern range of wall and base units, complemented by under-counter lighting, an inset sink, gas hob with extractor, and an electric oven and grill with a split-opening door. The kitchen also benefits from an integrated dishwasher, space for a fridge-freezer, ceramic tiled flooring, and a rear door that steps down into an impressive 24 ft conservatory. This expansive room offers a delightful, full-width view of the garden and is complete with wood-laminate flooring, fitted window and ceiling blinds, a side door, and elegant French doors opening out to the rear.

The sleeping accommodation consists of three well-proportioned bedrooms, all finished with wood-laminate flooring and ceiling coving. The spacious master bedroom is peacefully situated to the rear, while the generous second double bedroom features a front-facing uPVC window with tinted privacy glass. The versatile third bedroom looks out to the side elevation and could easily serve as a dressing room or home office. Serving the bedrooms is a beautifully appointed, refitted shower room featuring a sleek white suite with a walk-in double shower cubicle, a low-level WC, a wash hand basin, inset ceiling spotlights, and a heated towel rail.

Externally, the property continues to impress with a beautifully landscaped front driveway with decorative inset gravel and a stepping-stone path, providing ample off-road parking and secure double gates leading down the side. The fully enclosed rear garden is a standout feature of the home, enjoying a highly private, unoverlooked aspect. Having been meticulously landscaped, it boasts a paved patio with rustic sleeper retainers, a manicured lawn bordered by well-stocked flower beds, and a central timber-covered pergola forming an ideal alfresco dining space. A secondary pergola and decked area come complete with outdoor power points and are fully primed for a hot tub. The outdoor space is finished with a practical timber bin store, outside lighting, an external water tap, and a detached garage equipped with full power and light. Internal viewing is essential to fully appreciate the outstanding quality and attention to detail on offer.

Disclaimer

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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.

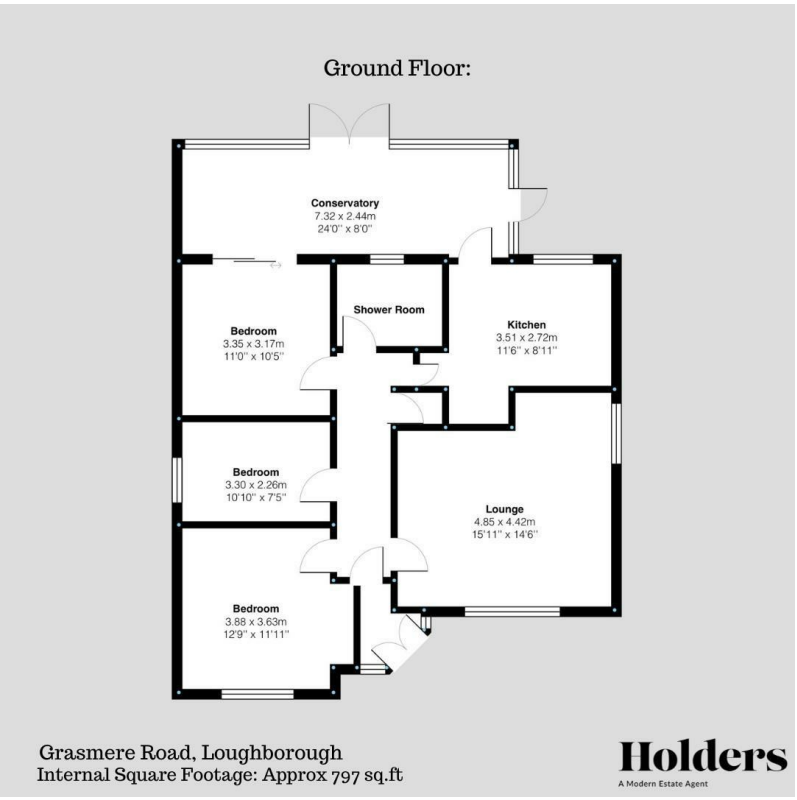
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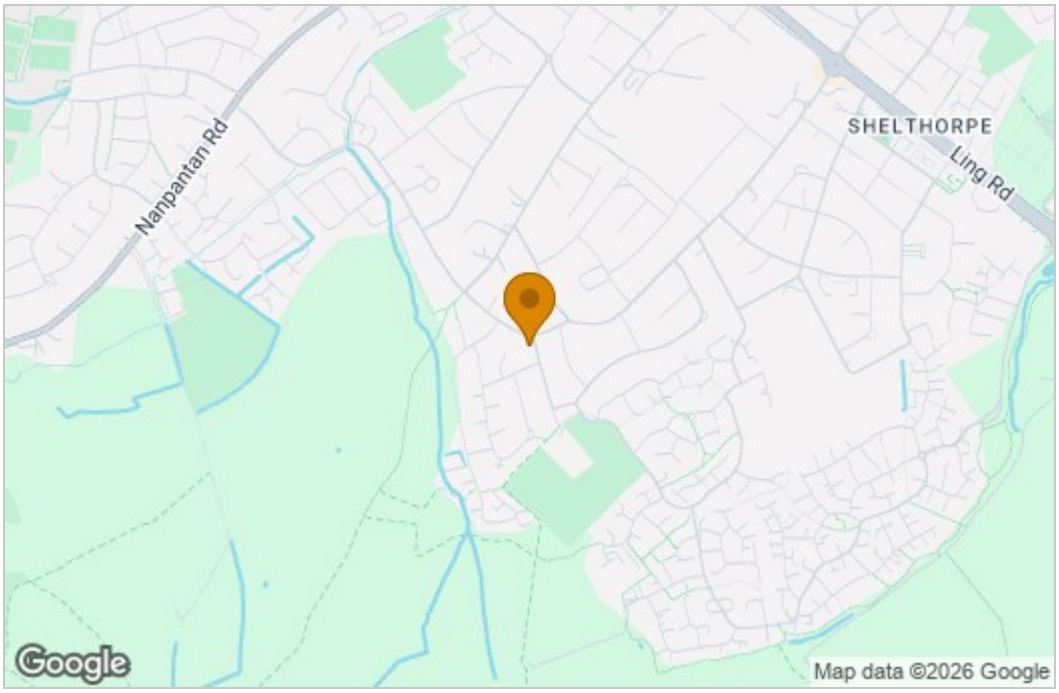
Extra Information

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

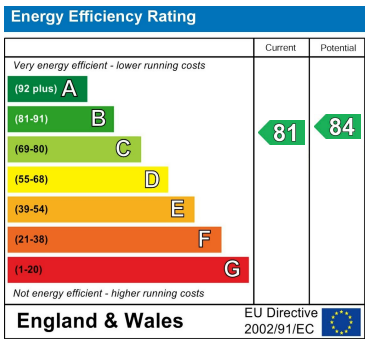
Floor Plan



Area Map



Energy Efficiency Graph



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