



Grassholme Drive | Loughborough | LE11 4NS

Asking price £425,000



**RICHARD
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ESTATE AGENTS & VALUERS

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A larger than average, luxury bungalow, set in arguably one of the most sought after addresses in the area. The picturesque street scene is complemented by detached executive homes, with this particular property having a sizeable driveway, double garage and attractive frontage. The property benefits from GCH and Upvc DG, there is a large hallway, three bedrooms, with master en-suite and separate bathroom and w/c. The large lounge has doors to the dining room, there is a breakfast kitchen and utility room. Properties of this type of vast living accommodation are rare to the market and this property should be viewed at the earliest opportunity to avoid disappointment.

- Large Detached Bungalow
- Substantial Garden Plot
- Three Bedrooms
- Lounge and Dining Room
- Double Garage and Driveway
- Sought After Address
- Cul-de-Sac Position
- Master En-Suite Shower Room
- Breakfast Kitchen and Utility Room
- Complete Upward Chain

Entrance Hall

An impressive and generously sized hallway, with internal glazed feature wall and access to all rooms.

Lounge

A large room with window and patio door to the rear, and an internal glazed door to the dining room.

Dining Room

A good size room with window to the rear.

Breakfast Kitchen

Featuring a range of units, window to the front and ample space for table and chairs.

Utility Room

With rear hallway just off, storage units and space for appliances.

Bedroom Hallway

A small hallway just off the main, with access to -

Bedroom 1

A large bedroom with fitted furniture and window to the front.



"A Sought After Address"



Bedroom 2

A large bedroom with window to the rear.

Bedroom 3

A good sized room with sliding door wardrobe.

Bathroom

Fitted with a three piece suite comprising low level flush w/c, bath and wash hand basin.

Outside

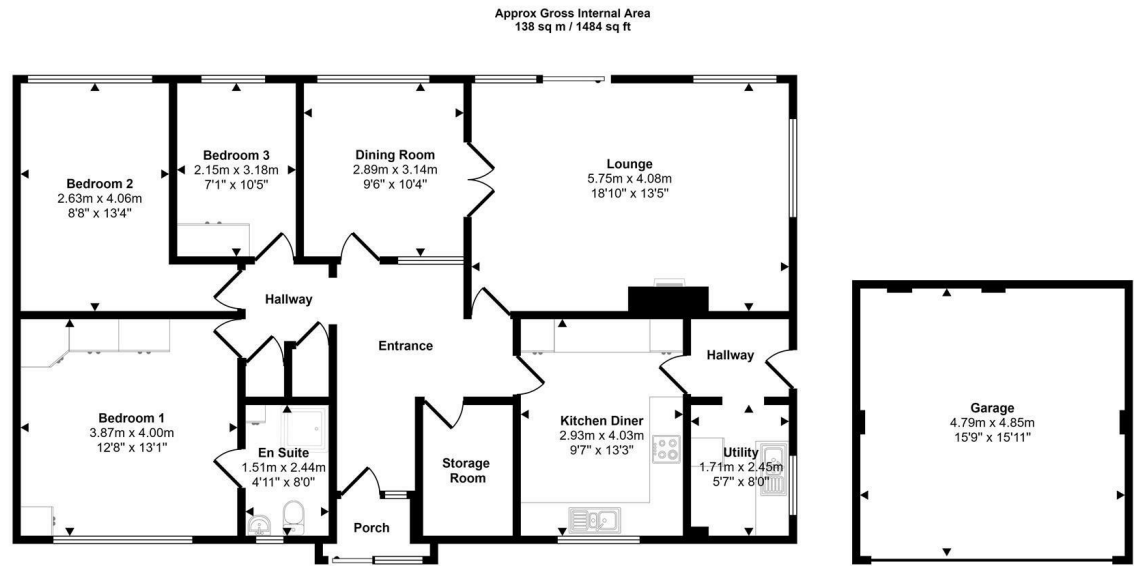
The property sits in an undulating, yet attractive and well maintained garden plot, with large driveway leading to a double garage having an electric roller shutter door, power and lighting. The rear garden is beautifully maintained with lawn, planted borders and veg boxes.

The Area

The property is perfectly situated with a number of amenities within short walking distance, including Thorpe Acre School, Booth Wood and Charnwood College. Loughborough University is a short distance away and easily accessible from the Engineering side of campus. Loughborough town centre offers a wide range of amenities including Loughborough train station with direct link to London St Pancras in 1hr 40mins.

Extra Information

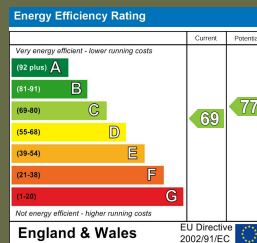
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



Floorplan
Approx 115 sq m / 1234 sq ft

Garage
Approx 23 sq m / 250 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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