

Vale Close

Loughborough, LE11 2GZ



Positioned on the popular Grange Park estate, this modern three storey property offers versatile living, being located within easy access of nearby amenities as well as the A6 providing convenient access to Leicester.

Guide Price £230,000



John German 

Offering versatile accommodation arranged over three floors, this spacious family home is located towards the outskirts of Loughborough, maintaining easy access to local amenities as well as the A6 – ideal for those looking to commute.

The property offers off road parking with a driveway, garage and adjacent front garden area which offers the potential to create further parking space.

The front entrance door leads in to the hallway, giving access to the kitchen, dining room/ground floor bedroom and cloakroom, as well as having stairs rising to the first floor.

With a double glazed window to the front aspect, the kitchen comprises a range of both eye level and base storage units, work surface and appliances. There is a useful breakfast bar, with integral appliances including an oven, gas hob, overhead extractor, dishwasher, fridge, freezer plus a one and a half bowl stainless steel sink and drainer unit.

Towards the rear of the property, the additional reception room/separate dining room offers a space for family dinners and gives access out to the rear garden.

Heading up to the first floor, the spacious lounge has a Juliet balcony overlooking the front aspect, with this floor also having a useful storage cupboard as well as the family bathroom, incorporating a white suite with a panelled bath, WC, hand wash basin and heated towel rail.

The second floor hosts bedrooms one and two, to the front and rear respectively. Bedroom one benefits from an integral wardrobe and the benefit of its own en suite with an enclosed shower cubicle, WC, hand wash basin and heated towel rail.

Externally, the enclosed rear garden incorporates a patio and lawn plus gated access out to the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

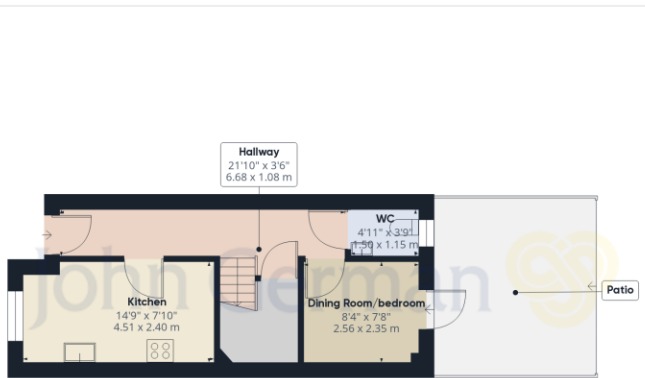
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.charnwood.gov.uk

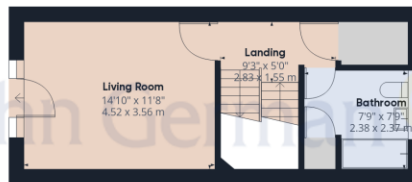
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11102023

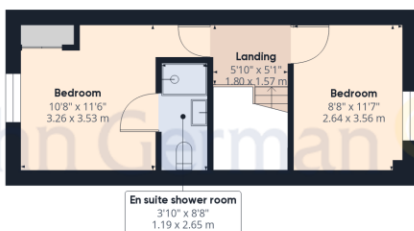
Local Authority/Tax Band: Charnwood Borough Council / Tax Band D



Ground Floor



Floor 1



Floor 2

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Approximate total area^m

974.3 ft²
90.52 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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