

Grassholme Drive

Loughborough, LE11 4NS

John German



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£425,000

An incredibly spacious home, situated on a large plot with views over woodlands, offering a significant amount of potential, being sold with no onward chain.

This property would make an ideal purchase for, professional couples, families or those wishing to downsize.

The property is located within close proximity to a wide range of local amenities including (but not limited to) supermarkets, shops, boutiques, pubs and restaurant. There are also plenty of green spaces for walking and cycling in the nearby parks and public spaces.

Public transport is well catered for by regular bus service and train service; commuter access to the M1 and A6 is excellent.

Accommodation comprises; four bedrooms, en-suite, family bathroom, W.C., utility room, lounge, dining room, kitchen and conservatory.

Externally, the property sits on approximately 0.2-acre plot offering a well sized rear and side garden which slopes down to the woodlands to the rear. The double garage offers ample parking or storage while the driveway provides comfortable parking for several vehicles.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.charnwood.gov.uk

Our Ref: JGA/31102024

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Approximate total area⁽¹⁾

1733.96 ft²
161.09 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



