



# Sinclair

16 Grassholme Drive, Loughborough, Leicestershire, LE11 4NS

£450,000

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## Property at a glance

- Immaculate Family Home
- Ffavoured Residential Location
- Four Bedrooms
- Two Reception Rooms
- Ample Parking and Double Garage
- Beautifully Maintained Gardens
- Council Tax Band\*: E
- Price: £450,000

## Overview

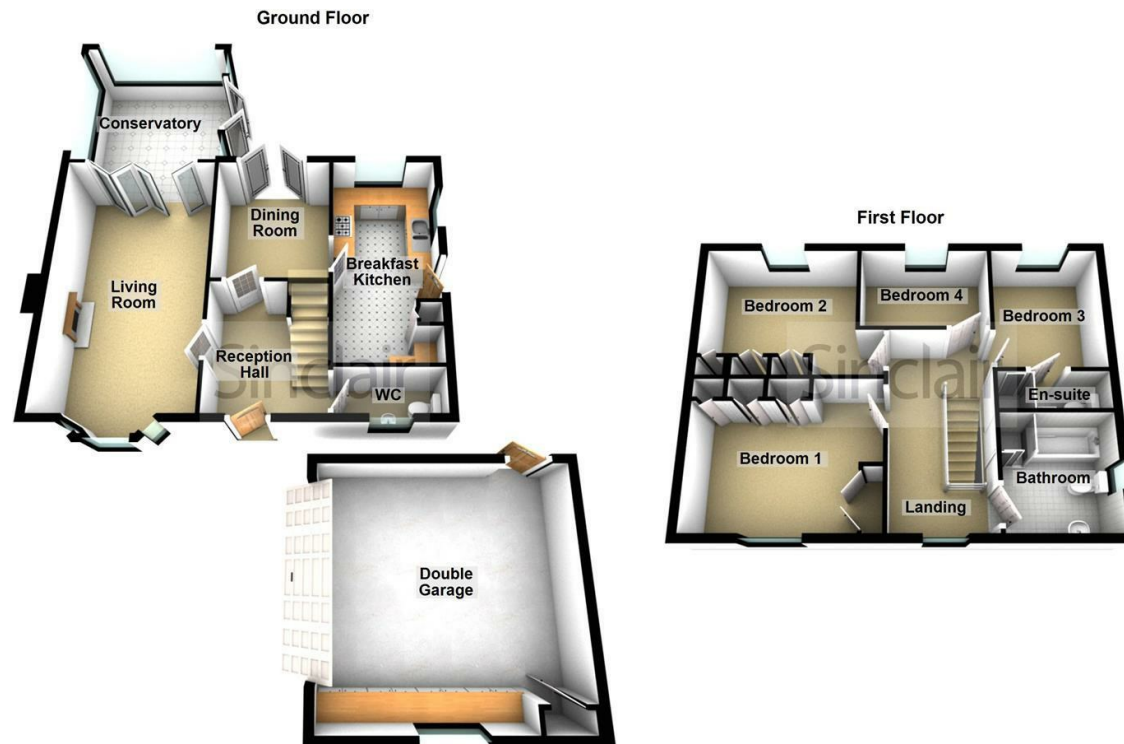
An immaculately kept family home situated in a sought after residential location with beautifully tendered and private rear gardens. Internally the accommodation comprises; reception hall, downstairs cloaks/wc, living room with wood burning stove and bi-fold doors opening to a conservatory with views of the garden. There is a separate dining room and breakfast kitchen with integrated appliances. On the first floor an open landing gives way to four bedrooms (with en-suite to guest bedroom) and a re-fitted family bathroom. outside to the front of the property there is a driveway providing ample off road parking with access to a double detached garage with electric up and over door. The rear gardens as mentioned are yet another feature of sale. EPC RATING C.

## Location\*\*

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands(9.3 miles). Nearest City: Leicester(11.3 miles)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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## Detailed Accommodation

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Canopy entrance door through to the reception hall.

### RECEPTION HALL

Balustrade staircase accessing the first floor, contemporary wall mounted radiator, under stairs storage cupboard. Doors accessing: the downstairs cloak room/wc, main living room (with conservatory off), separate dining room, fitted breakfast kitchen. There is tiled flooring throughout the hall, wc, dining room and kitchen.

### DOWNSTAIRS WC

Fitted with a modern two piece suite comprising; low flush wc, vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboard under. There is a wall mounted combination Worcester gas fed boiler, heated chrome towel rail, uPVC double glazed opaque glass window.

### LIVING ROOM

20'11 x 11'8 (not including bay window) (6.38m x 3.56m (not including bay window))  
uPVC double glazed, walk-in bay window, fitted blinds, radiator, feature central fire place with a slate hearth surmounted by a wood burning stove, inset over mantel, two radiators, uPVC double glazed bi-fold doors opening and accessing the conservatory.

### CONSERVATORY

10'8 x 10'8 (3.25m x 3.25m)  
Pleasant room with pitched glass roof enjoying views and access to the beautifully landscaped garden. There is a radiator, electric light and power.

### SEPARATE DINING ROOM

10'5 x 8'11 (3.18m x 2.72m)  
uPVC double glazed doors accessing the patio and rear garden. There is a contemporary style radiator, door accessing the breakfast kitchen.

### BREAKFAST KITCHEN

17'8 x 8 (5.38m x 2.44m)  
The kitchen is fitted with a one and a half bowl single drainer sink unit with a mixer tap over and cupboards under. There is a range of fitted units to the wall and base, granite worksurfaces and matching upstand. There is an induction Neff Hob with extractor fan over, a double Neff oven and grill and a microwave. There is an integrated fridge, freezer, dishwasher, washing machine and space saving corner cupboards. uPVC double glazed windows to two elevations.

### FIRST FLOOR

A pleasant open landing space gives way to four bedrooms with guest en-suite. uPVC double glazed window, fitted blinds, loft access hatch.

### BEDROOM ONE

14'6 x 10'10 (4.42m x 3.30m)  
Generously proportioned bedroom with fitted bedroom furniture including wardrobe/cupboards, bedside tables and drawer units. There is a radiator, uPVC double glazed window, fitted blinds.

### BEDROOM TWO

11'3 x 9'8 (including wardrobe/cupboards) (3.43m x 2.95m (including wardrobe/cupboards))  
uPVC double glazed window overlooking the garden, fitted blinds, radiator, a range of wardrobe/cupboards and bedside tables.

### BEDROOM THREE

9'5 x 8'2 (2.87m x 2.49m)  
uPVC double glazed window overlooking the garden, radiator, fitted blinds, door accessing the en-suite shower room.

### EN-SUITE SHOWER ROOM

Fitted with a modern white suite comprising; walk-in shower cubicle, low flush wc, pedestal wash hand basin.

### BEDROOM FOUR

9'5 x 6'4 (2.87m x 1.93m)  
uPVC double glazed window overlooking the garden, fitted blinds, radiator.

### FAMILY BATHROOM

The family bathroom has been re-fitted with a modern white four piece suite comprising; panel bath with chrome taps, walk-in shower cubicle with thermostatic shower, vanity unit with inset wash hand basin and cupboard storage under, low flush wc with concealed system. Tiled walls, uPVC double glazed opaque glass window.

### OUTSIDE

To the front the property is set back from the road with a block paved driveway providing ample off road parking. The driveway in turn accesses the double detached garage.

The garden is a particular feature of sale with continued block paving patios from the front, railway sleeper edging and planting borders to the side of the property. Whilst the rear opens to a landscaped and beautifully tended garden enjoying privacy to the plot there is railway sleeper edgings with inset lighting and a shaped lawn beyond. There is a variety of mature plants shrubs and trees. There is also a summer house located to the corner of the plot. There are outside power supplies and a useful storage area and wood store to the side of the property.

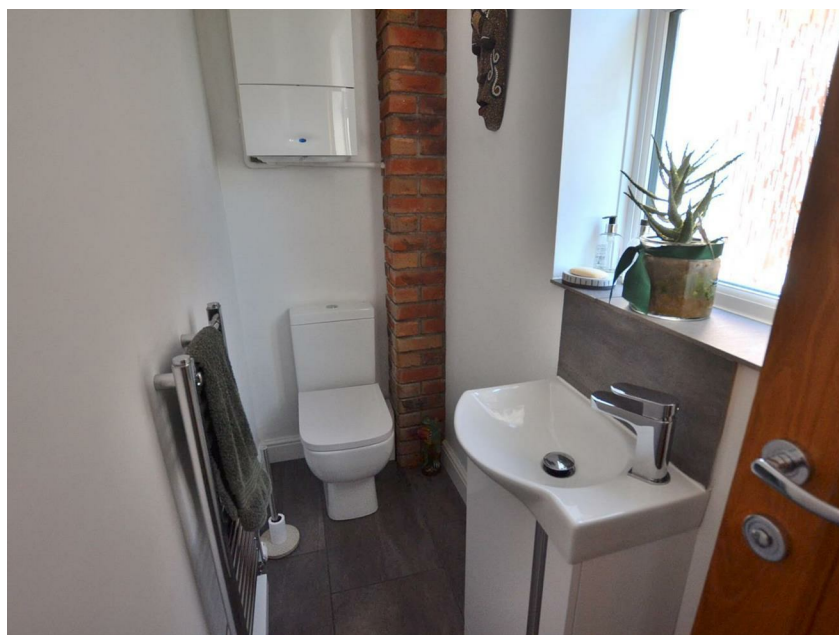
### GARAGE

16'9 x 15'11 (5.11m x 4.85m)  
Remotely and electrically operated up and over door, the garage is a well organized space with worksurfaces and units under. There are ample electric power points, space for a tumble dryer, uPVC double glazed window and personnel access door leading to the garden.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

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## Referral Fee Disclosure

# Sinclair

## Thinking of Selling?

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