



Mount Grace Road
Loughborough, LE11 4FR

£247,500

Property Features

- VIDEO TOUR AVAILABLE
- INTEGRAL GARAGE
- PVCu DOUBLE GLAZED THROUGHOUT
- KITCHEN
- DETACHED HOUSE
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- SOUTH FACING REAR GARDEN



Full Description

This BEAUTIFUL FAMILY HOME sits on a quiet cul de sac, in a popular part of Loughborough, just a short walk away from STONEBOW PRIMARY SCHOOL, Morrisons and a range of other amenities. Internally there are THREE BEDROOMS, 16FT LOUNGE, separate dining room, 16FT KITCHEN, downstairs w.c. and upstairs family bathroom. Outside there is an INTEGRAL GARAGE, DRIVEWAY providing off road parking and pretty gardens to front and rear, with the rear garden being SOUTH FACING.



ENTRANCE HALL

Front door into entrance hall, radiator, door to downstairs w.c and double doors to lounge.

DOWNSTAIRS W.C

Fitted with a two piece suite comprising close coupled w.c and wash hand basin. PVCu double glazed window to the front elevation and radiator.

LOUNGE

12' 06 (MAX)" x 16' 2 (Into Bay)" (3.81m x 4.93m)
PVCu double glazed window to the front elevation, radiator, under stairs storage, Adam style fireplace with gas insert and double doors to dining room.

DINING ROOM

7' 10" x 7' 04" (2.39m x 2.24m)
PVCu double glazed sliding doors to rear elevation, radiator and door to kitchen.

KITCHEN

16' 09" x 7' 09 (MAX)" (5.11m x 2.36m)
Fitted with a range of wall, base and drawer units with solid wood work surfaces, sink drainer, under counter space for fridge, integrated electric oven with four ring gas hob and



extractor over, two radiators, door to integral garage, two PVCu double glazed windows to rear elevation and PVCu double glazed door to garden.

LANDING

Doors to all three bedrooms, family bathroom and storage.

BEDROOM ONE

9' 08" (To wardrobes)" x 9' 02" (2.95m x 2.79m)

PVCu double glazed window to the front elevation, radiator and fitted wardrobes.

BEDROOM TWO

10' 11" x 8' 08" (3.33m x 2.64m)

PVCu double glazed window to the rear elevation, radiator and fitted storage.

BEDROOM THREE

8' 01" x 6' 08" (2.46m x 2.03m)

PVCu double glazed window to the rear elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, close coupled w.c and wash hand basin. Radiator and PVCu double glazed window to the front elevation.

INTEGRAL GARAGE

17' 07" x 8' 05" (5.36m x 2.57m)

Up and over door into garage, wall mounted boiler and personnel door to the side elevation.

OUTSIDE

To the front of the property is a hard landscaped garden with planted flower bed and tarmac driveway providing off road parking and leading to the garage. To the rear of the property is a south facing garden which is mainly lawn with planted borders, paved patio seating area and paved pathway giving gated access back to the front.

Viewing Arrangements

Please contact Clare, Ben or Katie to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.



Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

