



WILSON DRIVE, LOUGHBOROUGH

: £290,000





This property stands out thanks to its exceptional presentation, generous plot and rear garden. The combination of stylish interiors, excellent outdoor space and parking for two vehicles makes this an ideal long-term family home in one of Loughborough's most desirable modern developments.





Occupying a fantastic position on the highly sought-after Grange Park development, this beautifully presented three-bedroom detached home offers stylish, contemporary living throughout, together with a generous private rear garden and parking for two vehicles.

Perfect for first-time buyers, professional couples and growing families alike, this home is ready to move straight into.

The welcoming entrance hall leads to a bright and spacious dual-aspect lounge/dining room, beautifully illuminated by French doors opening onto the rear patio and garden, creating the perfect space for both entertaining and everyday family life.

The modern fitted kitchen features a range of contemporary units, generous worktop space and integrated appliances, while a convenient downstairs WC completes the ground floor accommodation.

To the first floor, the impressive principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Two further well-proportioned bedrooms offer flexible accommodation for children, guests or those working from home, all served by a







modern family bathroom.

Outside is where this property truly excels. The large enclosed rear garden enjoys an excellent degree of privacy and offers a substantial lawn alongside a generous paved patio—ideal for summer entertaining, family gatherings or simply relaxing outdoors. There is also a useful garden shed and gated side access.

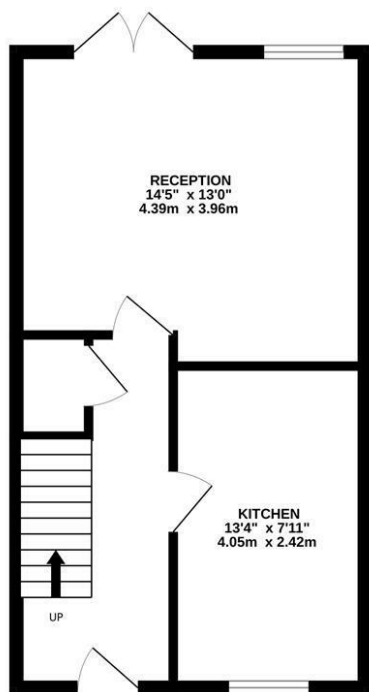
To the front, the property benefits from off-road parking for two vehicles, providing both convenience and security.

Situated within easy reach of local amenities, highly regarded schools, supermarkets, parks and countryside walks, the property also offers excellent transport links to Loughborough town centre, the University, the A6, A46 and M1 motorway.

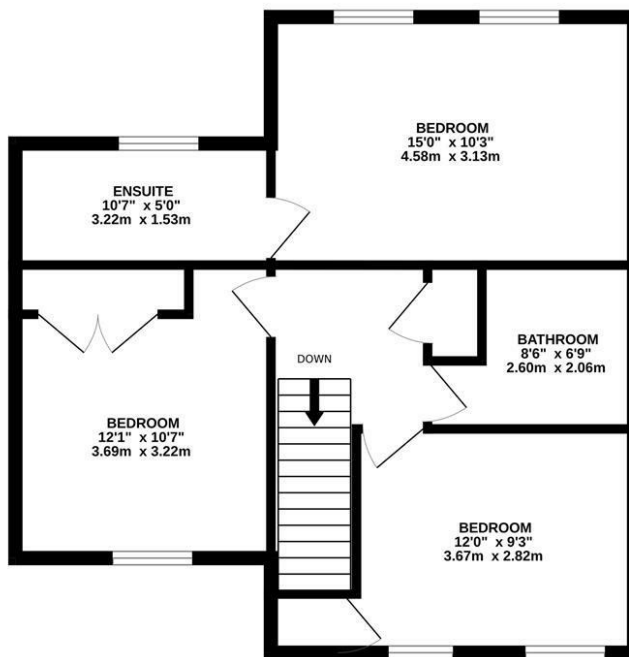




GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features:

- Three generous bedrooms
- Spacious living/dining room
- Large, private enclosed rear garden
 - 2 Parking spaces
 - Popular area

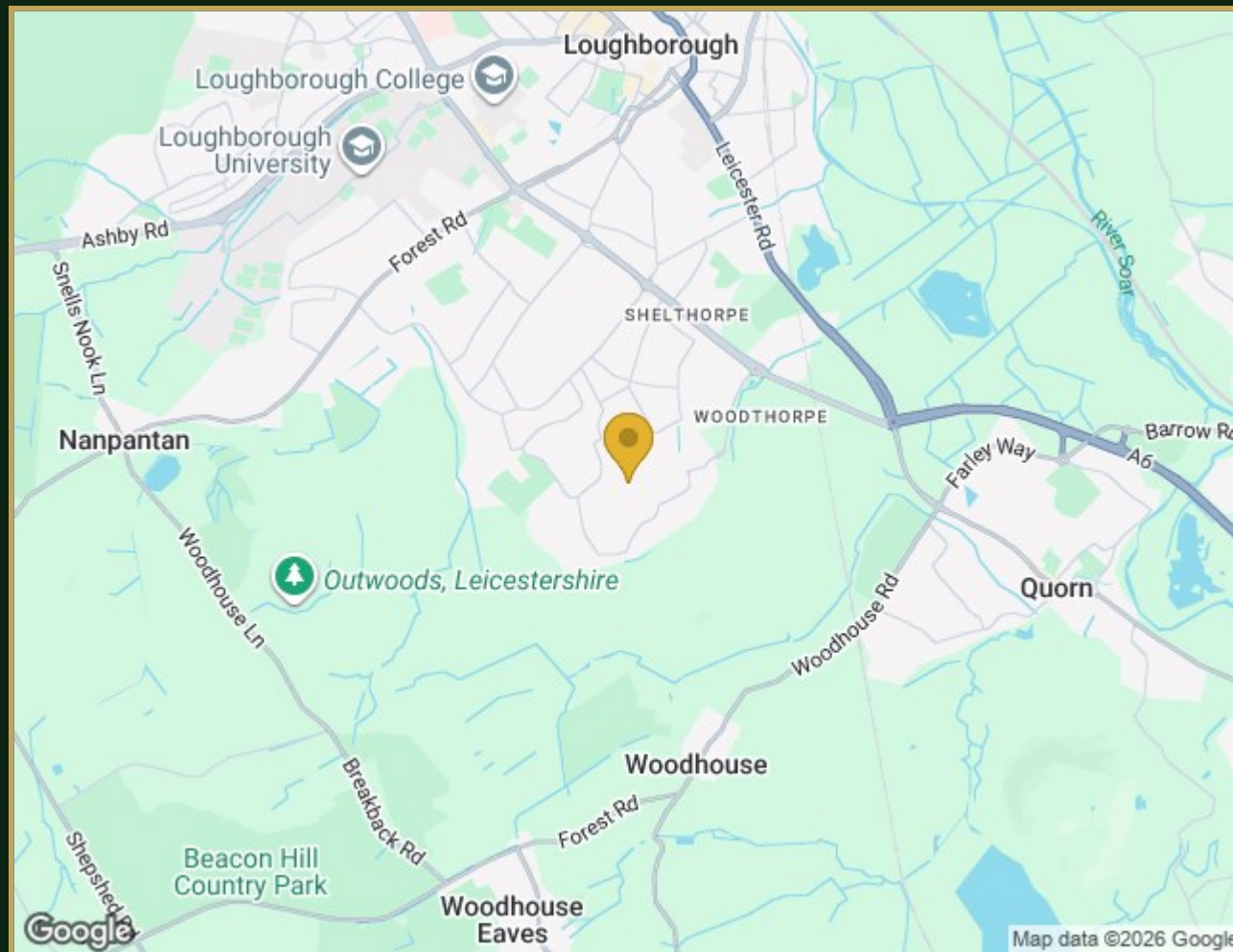


REZIDE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
83	95		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Property Location



18 Wilson Drive, Loughborough, LE11 2RW