

# Holdings

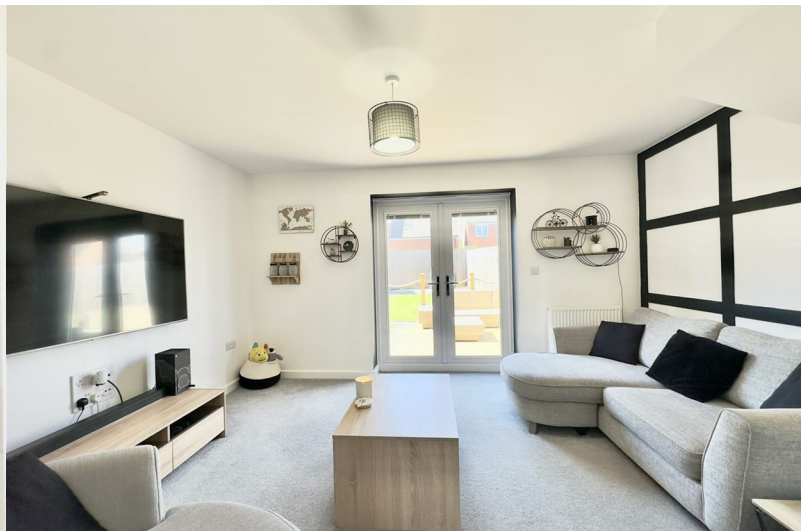
A Modern Estate Agent



## 25 Lovett Crescent

Mountsorrel, Loughborough, LE12 7ZE

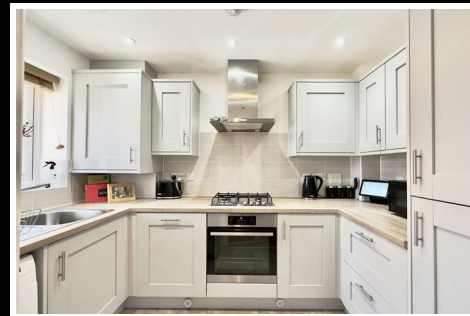
£240,000



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Enter the property via composite glazed door under the storm porch. The welcoming entrance hallway has doors communicating to downstairs W.C, kitchen, lounge, stairs rising to the first floor and the Hive heating controls. To the left of the hall is the kitchen which is fully equipped with a range of shaker style wall and base level storage units with worksurfaces over. There is space and plumbing for washing machine, dishwasher, inset gas hob with extractor over and electric oven below, integrated fridge freezer and inset sink and draining unit. The lounge/ diner is located at the rear of this property, and it spans the full width of the plot making it a spacious, bright, and airy room to relax or entertain guests. French doors flow from the lounge onto the rear garden.

The first-floor landing has carpeted flooring, doors communicating to all upstairs accommodation and hatch allowing access to loft space. The Master bedroom is a sizeable double room, located at the front of the and spanning the full width of the property, there is a storage cupboard over the stairs, recess ideal for dressing/ vanity area, double glazed window to front aspect. The bathroom offers a contemporary suite comprising of, fitted pane bath with shower over and glass shower screen, low level flush W.C, pedestal wash hand basin and heated chrome towel rail. The second bedroom is located at the rear and has, carpeted flooring, ceiling light pendant and double-glazed window overlooking the garden.

This property benefits from a spacious driveway to

side elevation. There is external access from the rear via a timber gate which leads into the fully enclosed garden. The garden has been landscaped for ease of maintenance and has a patio area, decking space and the majority of the garden is laid lawn and this is a great space to entertain family and friends in the summer months.

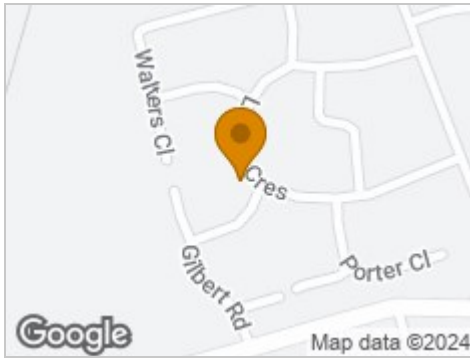
## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.





## Road Map



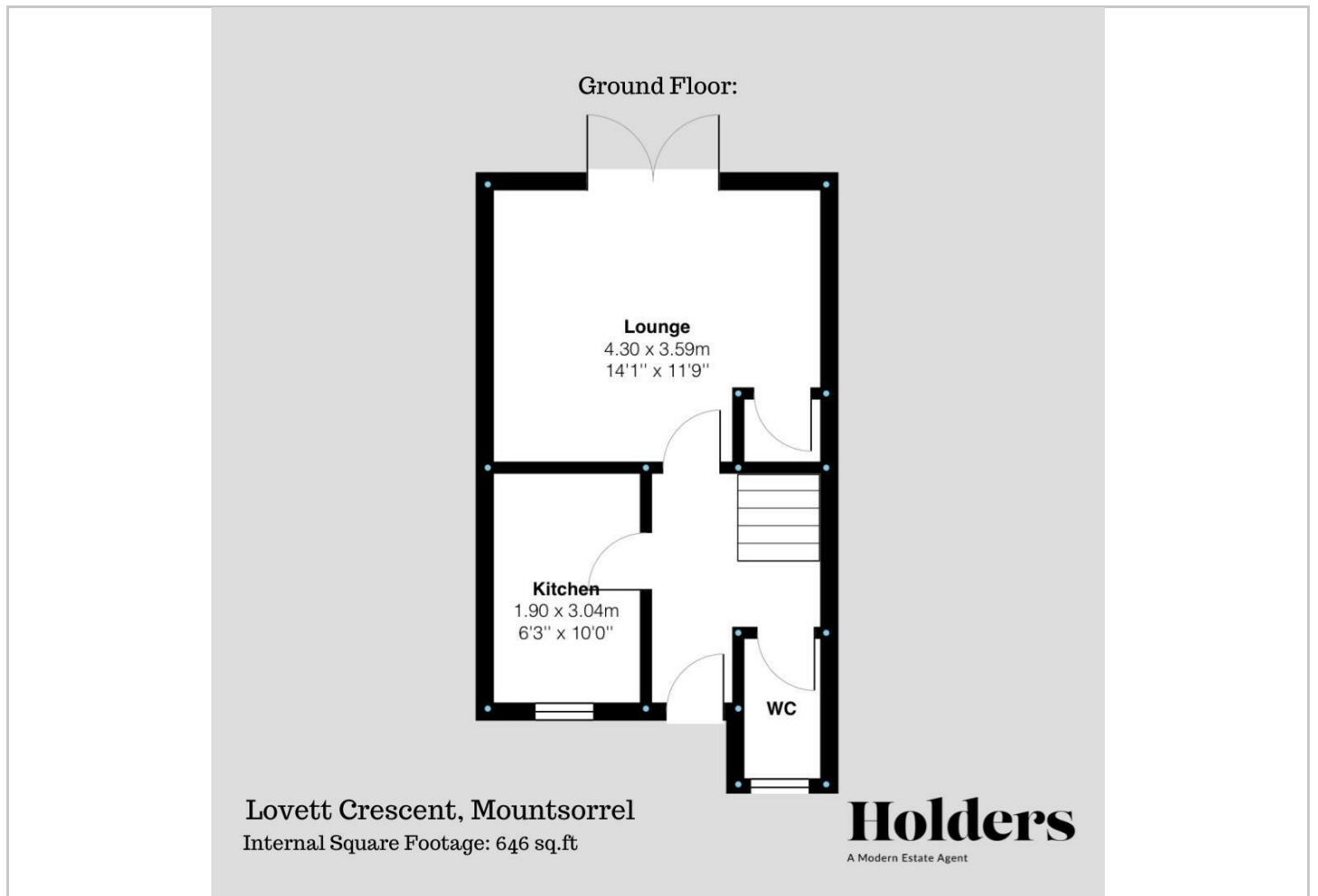
## Hybrid Map



## Terrain Map



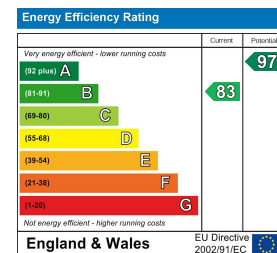
## Floor Plan



## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.