

# Holdings

A Modern Estate Agent



## 7 King Crescent South

, Loughborough, LE11 2XD

£290,000



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Situated in a tucked away position with open views to front elevation is this three story, three bedroom house with ample living space. There is also plenty of storage through out with accommodation that would suit many types of buyers.

To the ground floor you have a large entrance hall way with staircase leading to the first floor, large storage cupboard. To the right is a door leading into the integral garage and to the rear leads to the downstairs shower room, entrance to the garden and Bedroom three, a double bedroom with views over the garden to the rear.

To the first floor this property features a fantastic modern open plan living space. This really is such a huge feature of this house providing space for relaxing to the rear, dining space to the centre and the front a contemporary kitchen. The kitchen has a range of stylish wall and base units, work surface plumbing for washing machine, dishwasher. As well as cooking facilities.

The top floor has two further bedrooms (bedrooms 1 & 2) both double bedrooms and the master bedroom has ensuite. There is also a family bathroom completing this floor.

Outside you have to the rear a private south facing garden with patio and large lawn space. To the front of the property you have off road parking leading to a single integral garage as well as ample visitor parking spaces.

## 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.



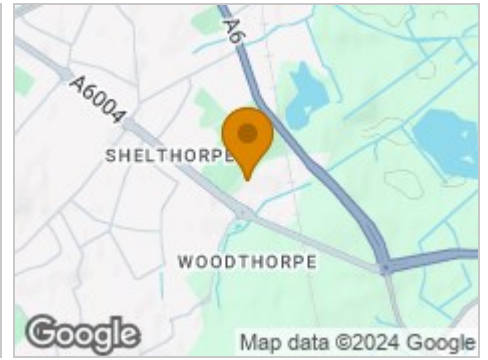
## Road Map



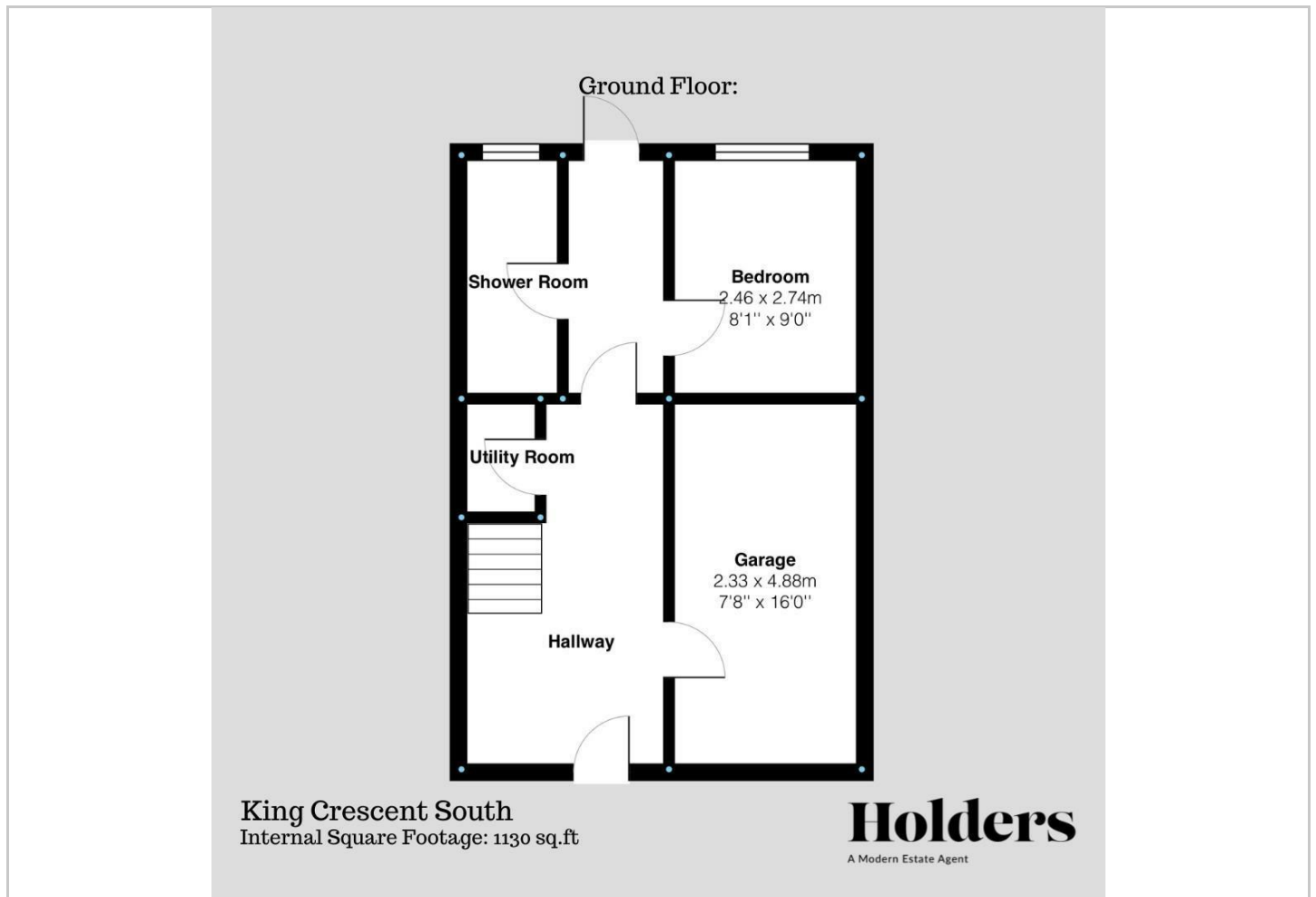
## Hybrid Map



## Terrain Map



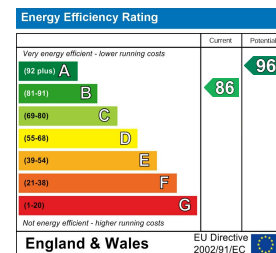
## Floor Plan



## Viewing

Please contact our Holders - 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.