

Holdere

A Modern Estate Agent



1 King Crescent South

, Loughborough, LE11 2XD

£294,000



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Enter through the front composite glazed door into the welcoming entrance hallway. The entrance hallway allows access to all ground floor accommodation as well as having stairs rising to first floor and a w/c.

The bright and airy dual aspect lounge is a great place for the family to enjoy. The heart of this home is the Kitchen/ Diner, which is fully equipped with appliances, including; integrated fridge/ freezer, dishwasher, inset four ring burner gas hob with extractor over and electric oven, french doors lead onto the rear garden. Leading from here is a utility room which has access to the rear garden, inset sink and drainer and space and plumbing for a washing machine and tumble drier.

The stairs rise from the first floor and the landing allows access to all first-floor accommodation. There are three well-proportioned double bedrooms and the Master having a contemporary ensuite bathroom. The second room enjoys views over the garden to the rear aspect and the third bedroom is well sized with open views to front elevation. The family bathroom has a bath, low flush w.c and wash hand basin. The en-suite has a low flush w.c and pedestal wash hand basin, walk in shower tray with glazed bi-folding shower door.

To the outside this property enjoys off road parking leading to a garage. The property is set on the edge of this development with an open and privately aspected outlook. The rear garden is complete with a patio area and lawn space.

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



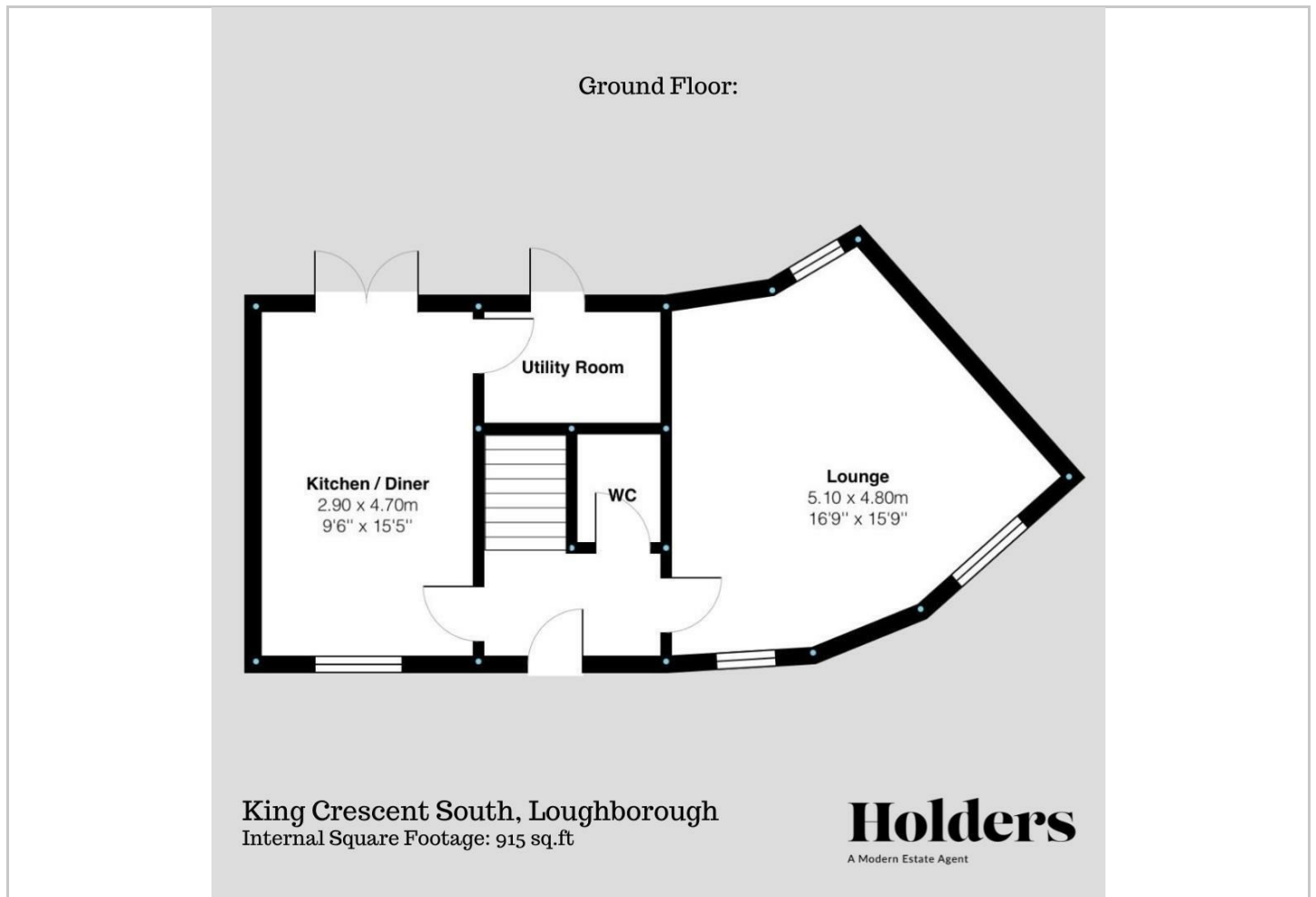
Hybrid Map



Terrain Map



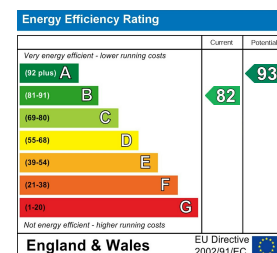
Floor Plan



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.