

Holderr

A Modern Estate Agent



3 King Crescent South

, Loughborough, LE11 2XD

£275,000



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To the ground floor you have a large entrance hall way with staircase leading to the first floor and a large storage cupboard. To the left 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 upgraded stylish wall and base units work surface over plumbing for washing machine inset sink and drainer integrated dishwasher integrated oven and hob over. Completing this floor is the family bathroom which has a bath and shower over low flush w.c and wash hand basin.

The top floor has two further bedrooms (bedrooms 1 & 2) both are double bedrooms with fitted wardrobes and the master bedroom has an ensuite.

Outside you have to the rear a private garden with patio with part fence part brick wall and 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

Ground Floor:

Bedroom
2.60 x 2.64m
8'6" x 8'8"

Garage
2.57 x 5.84m
8'5" x 19'2"

Shower Room

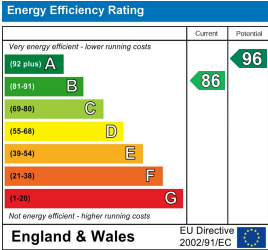
King Crescent South, Loughborough
Internal Square Footage: 1479 sq.ft

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.