



Darwin Crescent | | Loughborough | LE11 5SA

Asking price £229,950



**RICHARD
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ESTATE AGENTS & VALUERS

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Set in a popular location and backing onto open parkland, this three bedroom house offers en-suite and well presented accommodation, including two allocated parking spaces. Ideally suited to first time buyers, downsizers or couples/singles, this spacious modern property has GCH and Upvc DG. There is an entrance hall, ground floor w/c, kitchen and living room. To the first floor are three bedrooms, en-suite shower room and separate bathroom. Outside the property has a low maintenance garden backing onto the picturesque open parkland, and with an access gate to the two allocated parking spaces.

| | |
|------------------------------|-----------------------|
| Mid Town House | Backing onto Parkland |
| Two Allocated Parking Spaces | Three Bedrooms |
| Bathroom and En-Suite | Large Living Room |
| Modern Fitted Kitchen | GCH and Upvc DG |
| Close to Local Amenities | Viewing Recommended |

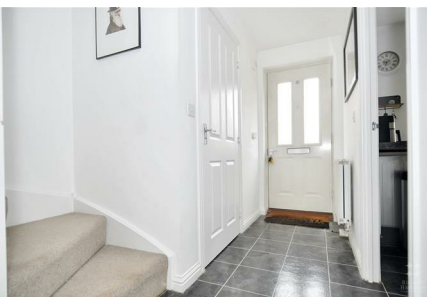
Entrance Hall
A spacious entrance hall with staircase to the first floor.

W/c
Fitted with a low level flush w/c and wash hand basin.

Kitchen
Featuring a range of modern wall and base mounted units, cupboard housing the boiler, integrated electric oven, gas hob, extractor fan, dishwasher and washing machine. there is space for a fridge/freezer, breakfast bar and window to the front.



"Backing onto open parkland"



Living Room

A large living room with window and French doors to the rear, understairs store cupboard and ample room for living/dining furniture.

First Floor Landing

Giving access to -

Bedroom 1

With window to the front and access to -

En-suite

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and shower cubicle.

Bedroom 2

Enjoying a wonderful view of the open green parkland to the rear.

Bedroom 3

Currently used as a home office and having a wonderful view to the rear.

Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath with shower over.

Outside

Having a small garden to the front, a landscaped rear garden of a good size with lawn and patio, along with a gate accessing the car parking area where the property has 2 allocated off road parking spaces.

The Area

The property is set within a particularly popular area within walking distance to the local Robert Bakewell Primary School. There are also numerous amenities nearby including food establishments, corner shops and superstores. The road network is particularly convenient. There are public parks nearby and picturesque walks across to the Derby Road playing fields and River beyond.

Extra Information

To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



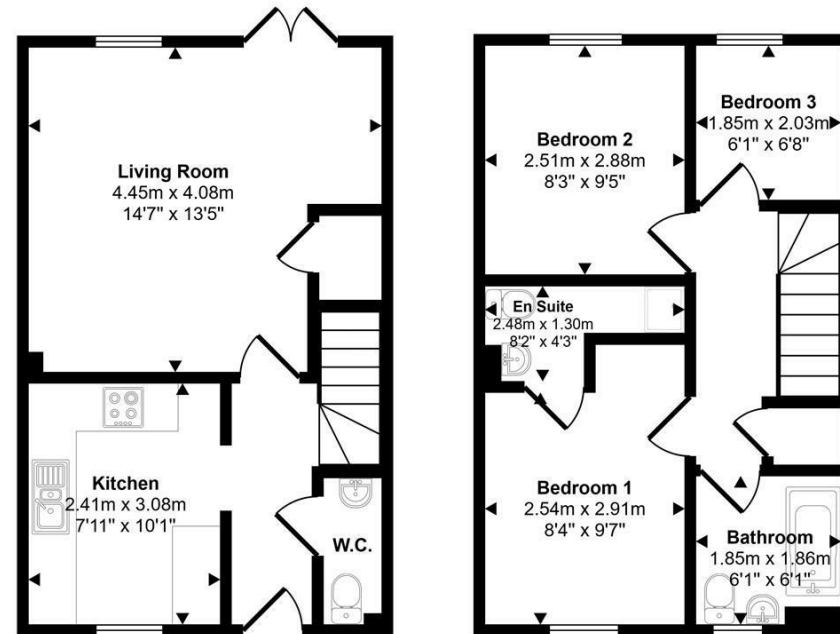


*"Set in a
popular
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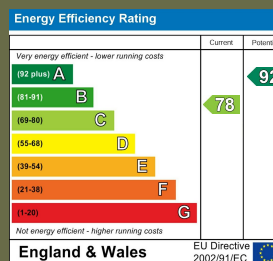




Approx Gross Internal Area
66 sq m / 714 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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