

Holderr

A Modern Estate Agent



21 Beaumaris Crescent, Loughborough, LE12 9PW

£270,000

A well-proportioned three-bedroom home offering two generous reception rooms, a conservatory, fitted kitchen, ground floor WC, off-road parking and an enclosed, low-maintenance rear garden. Situated in a popular residential location, the property presents an excellent opportunity for families, first-time buyers and investors alike.

Summary

Positioned in a well-established residential setting, this attractive three-bedroom home at Beaumaris Crescent offers well-balanced accommodation, generous living space and a private rear garden, making it an excellent choice for families, first-time buyers and those seeking a home with scope to personalise.

The property is approached via a tarmac driveway providing off-road parking, with a gated side access leading through to the rear garden. Upon entering, the accommodation is both practical and welcoming, featuring a fitted kitchen to the front of the property and a spacious lounge, which benefits from access to a convenient ground floor WC. To the rear, a second reception room provides an excellent additional living or family space and flows seamlessly into the conservatory, creating an ideal setting for relaxing or entertaining whilst enjoying views over the garden.

The first floor offers three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The accommodation is complemented by a fitted shower room and the added convenience of a separate WC.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, featuring a paved patio seating area leading onto a stone-covered garden with established shrub borders, providing an attractive outdoor space to enjoy throughout the seasons.

Offering versatile accommodation, excellent outdoor space and a popular location, this well-presented home represents a fantastic opportunity for a wide range of purchasers. Early viewing is highly recommended to fully appreciate everything this property has to offer.

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.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode



	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	67	77

England and Wales

EU Directive
2002/91/EC

