Holders

A Modern Estate Agent









93 Darwin Crescent, Loughborough, LE11 5SA

£200,000

Holders Estate Agents are delighted to bring to market this charming two bedroom end of terrace property. In brief the accommodation comprises an entrance hall, downstairs w.c., fitted kitchen, lounge diner, two bedrooms and family bathroom. Outside the property offers off road parking, single garage and a lovely low maintenance rear garden.

Summary

Upon entering the property, you are welcomed into the entrance hallway, which provides access to the kitchen, convenient downstairs W.C. storage cupboard and spacious lounge/diner. The property offers well-proportioned accommodation throughout, making it an ideal home for a variety of buyers looking for a comfortable and practical living space.

The kitchen is situated at the front of the property and is fitted with a matching range of wall and base units, complemented by worktops providing useful preparation space. There is space and plumbing beneath the worktop for a washing machine, as well as additional space for a fridge/freezer. The kitchen further benefits from an integrated electric oven, gas hob and inset sink with drainer, creating a functional space for everyday cooking and meal preparation.

Positioned at the rear of the property, the lounge/diner is a particularly spacious and versatile room, offering plenty of space for both relaxing and dining. A rear-facing window allows natural light to flow into the room, while a door provides direct access to the rear garden, creating a lovely connection between the indoor and outdoor living spaces. This is an ideal area for entertaining family and friends or simply unwinding at the end of the day.

Ascending the stairs to the first floor, you arrive at the landing, which provides access to both bedrooms and the family bathroom.

Both bedrooms are generously proportioned double rooms, offering comfortable accommodation and flexibility to suit a range of needs. One bedroom is situated at the front of the property, while the second overlooks the rear. The main bedroom also benefits from a two useful built-in storage cupboards, providing valuable additional storage space.

The family bathroom is fitted with a three-piece suite comprising a bath with shower over, low-flush W.C. and pedestal wash hand basin. The layout provides a practical and convenient space for everyday use.

Externally, the property benefits from off-road parking to the side, together with a single garage, offering additional storage and secure parking options. To the rear, the landscaped garden provides a lovely outdoor retreat. The garden enjoys a good degree of privacy and has been designed with low maintenance in mind, making it an ideal space for relaxing, entertaining guests or enjoying the warmer summer months.

The property is situated within a popular residential location in Loughborough, conveniently placed for a range of local amenities, transport links and the many pleasant walks the surrounding area has to offer. Combining practical living accommodation, off-road parking, a garage and a private rear garden, this property presents a wonderful opportunity for those seeking a comfortable home in a desirable and convenient setting.

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.

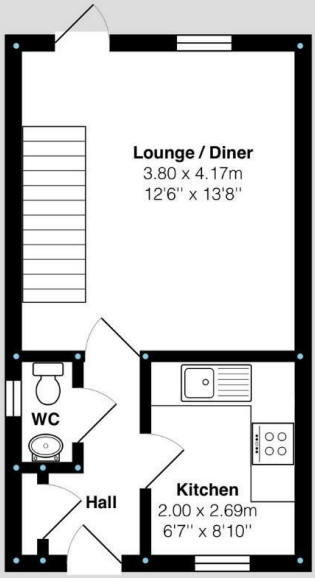
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Extra Information

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

Floor Plan

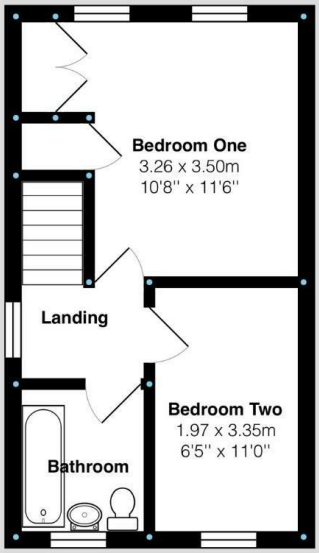
Ground Floor



Darwin Crescent, Loughborough
Internal Square Footage: Approx 581 sqft

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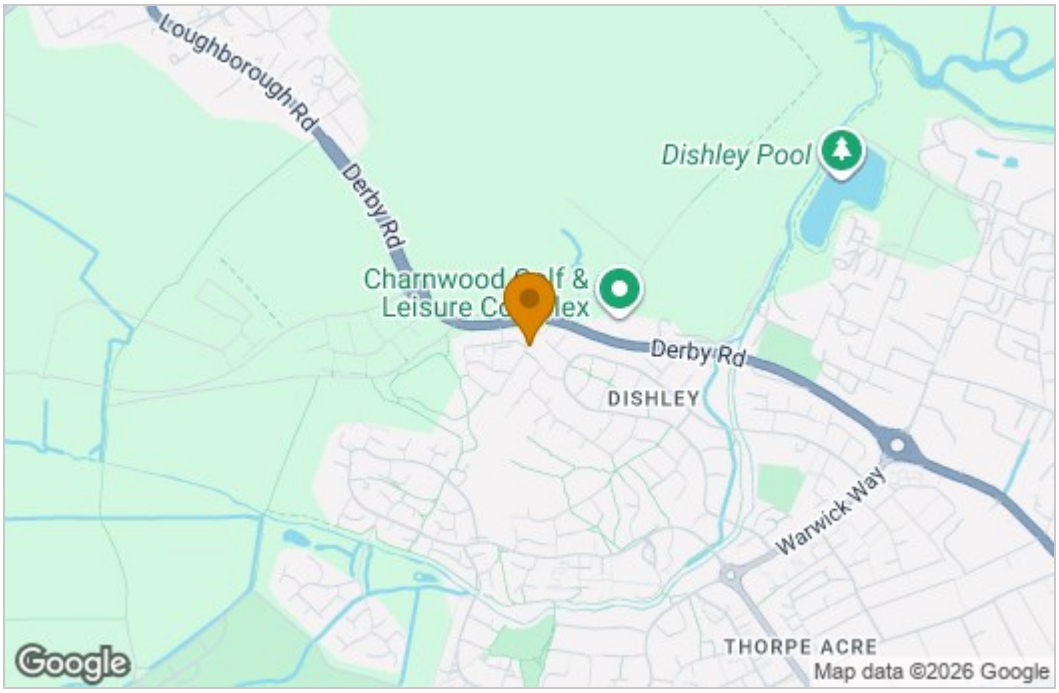
First Floor



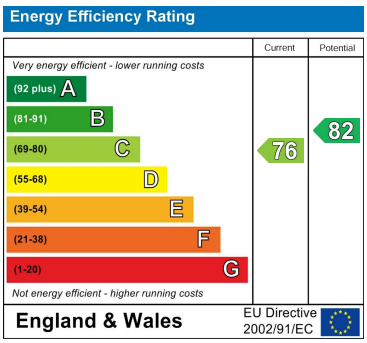
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Area Map



Energy Efficiency Graph



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9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk