

# Holdings

A Modern Estate Agent



74 Coniston Crescent, Loughborough, LE11 3RH

£285,000

A spacious and well presented extended three bedroom semi-detached property lying on the sought after Forest Side of Loughborough. In brief comprising; entrance hallway, lounge, dining room, kitchen, garage. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking and access to the garage, and to the rear is a good sized and privately enclosed garden. Located on the ever popular Forest Side of town, the property is within easy reach of Loughborough town centre which caters for all day to day needs, the highly regarded University is nearby, as are local walks at The Outwoods. There are excellent commuter routes providing easy access to the nearby industry centres.

## Summary

Upon entering the property through the porch, you will find yourself in the spacious and light entrance hall complete with doors to the Lounge and Kitchen. There is also a cloaks cupboard.

The lounge is a spacious area for all the family to enjoy and boasts a window to the front elevation, and an opening to the dining room. The Dining Room provides access to the Kitchen and has double french doors onto the rear garden.

The kitchen is equipped with base and wall units, providing ample storage space. It includes an integral oven with hob over, space for a fridge. The sink has a drainer and a mixer tap, and there is a central heating boiler. The room benefits from a dual aspect, with a uPVC double-glazed window facing the rear garden and a uPVC double-glazed door to the side elevation.

This property offers three bedrooms all accessed from a light and airy landing space with far reaching views. Bedroom one and two are complete with an array of fitted wardrobes providing ample storage space, bedroom two is situated to the rear of the property and has a large window overlooking the rear garden. Bedroom three is a single sized room allowing space for a bed.

The property also offers a fitted bathroom complete with a bath and separate shower, low flush w.c, wash hand basin and tiled surround.

The rear garden of the property is well-maintained and low maintenance featuring a large patio area immediately adjacent to the property, complete with planted borders.

Furthermore, the property includes a garage which has power, lighting and an up and over door.

## 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.

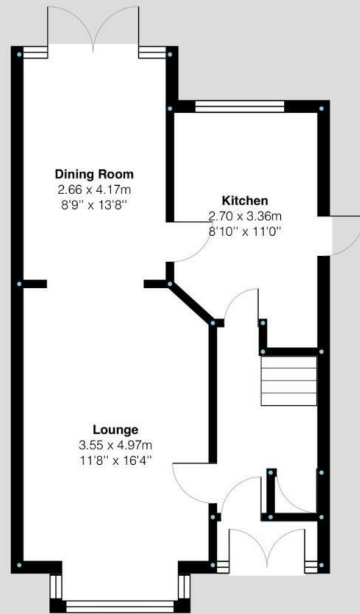
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

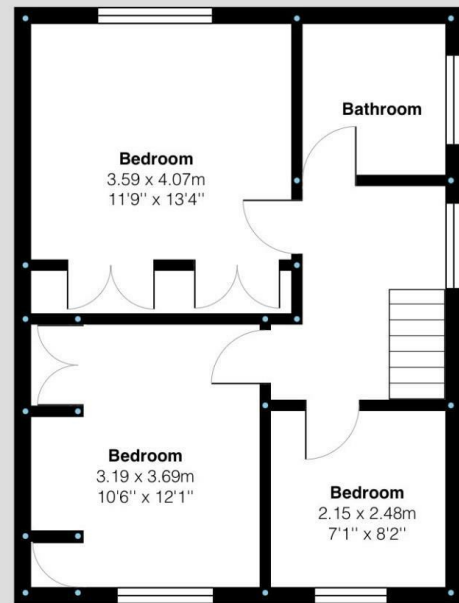


# Floor Plan

Ground Floor:



First Floor:



Coniston Crescent, Loughborough  
Internal Square Footage: Approx 915 sq.ft

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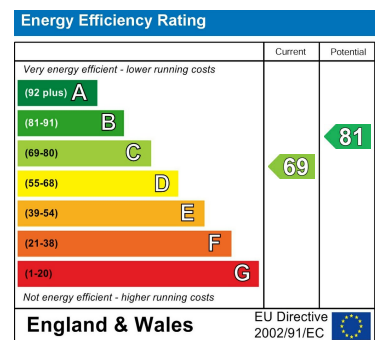
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# Area Map



# Energy Efficiency Graph



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