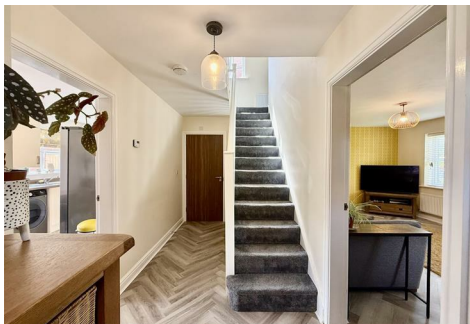


Holdern

A Modern Estate Agent



30 Tulip Crescent, Loughborough, LE11 2WH

£350,000

This stunning three bedroom detached home is perfect for the growing family. The property is set in a privately aspected position within this sought after development and boasts off road parking for 3 cars, detached garage, garden studio and open aspect to front elevation.

Summary

Upon entering the entrance hallway this provides access onto all ground floor accommodation, w/c and stairwell rising to first floor. The Lounge is a light and airy space with dual aspect to front and side elevation with open views to the front making a great space for all the family to enjoy.

The Kitchen / Diner is a great social space and is fitted with an array of upgraded base and eye level units, inset sink and drainer, space for a dishwasher, space and plumbing for a washer drier, space for an American fridge / freezer and double french patio doors leading to the rear garden.

Ascend onto the first floor and you will find three bedrooms; master with en-suite and the family bathroom. The family bathroom is complete with a bath with tiled surround, low flush w.c and wash hand basin. The en-suite comprises of a walk in shower, low flush w.c and wash hand basin. The loft is boarded allowing space for storage.

To the outside the property has a driveway providing off road parking for 2/3 vehicles and leading to a garage with power and lighting and eaves space above. There is also a fitted EV charging point.

The walled rear garden has the added benefit of an extended patio area leading to a home studio which is complete with power, lighting and bi-folding doors onto the garden - making an ideal spot when working from home!

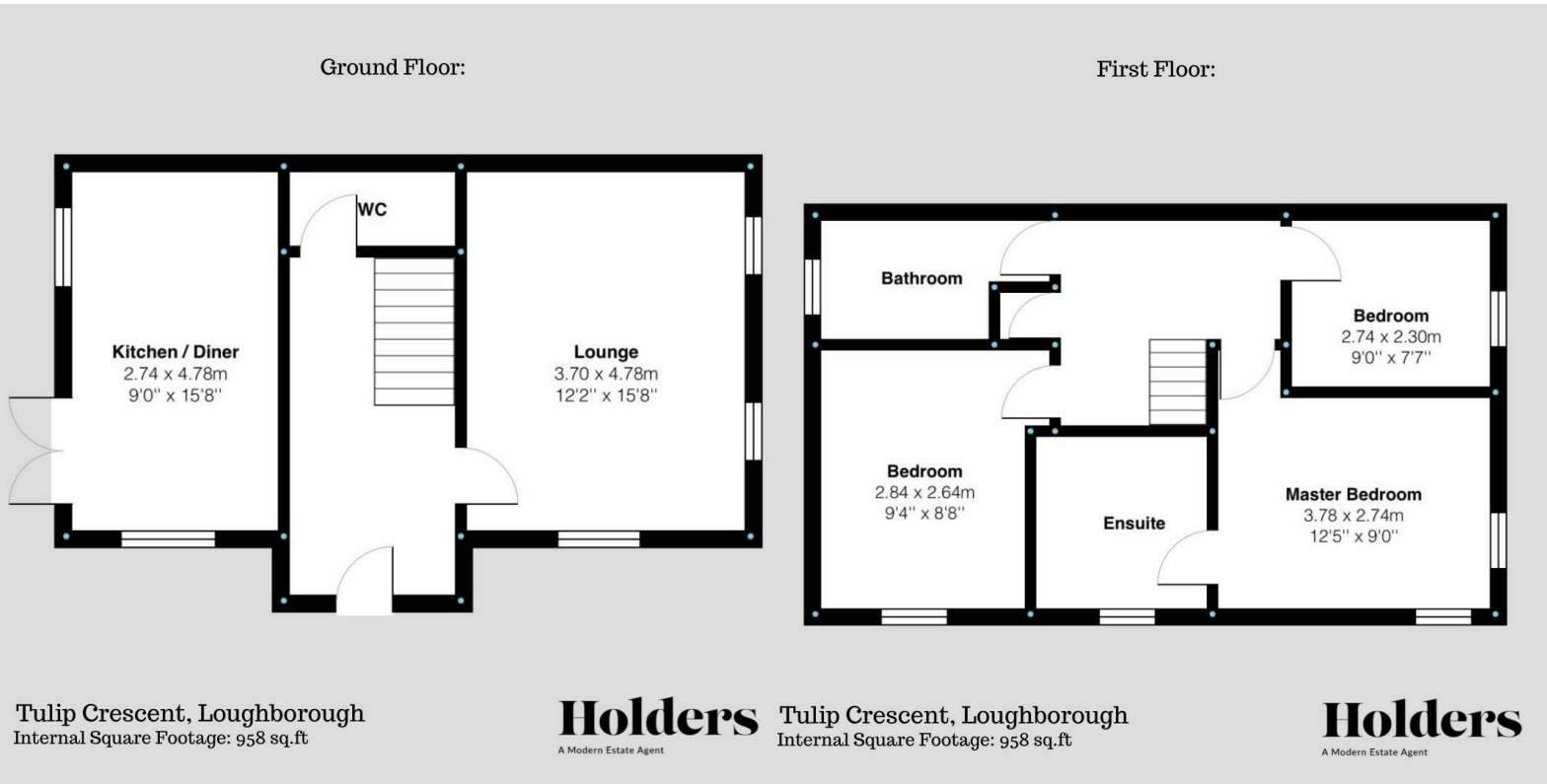
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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note 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.

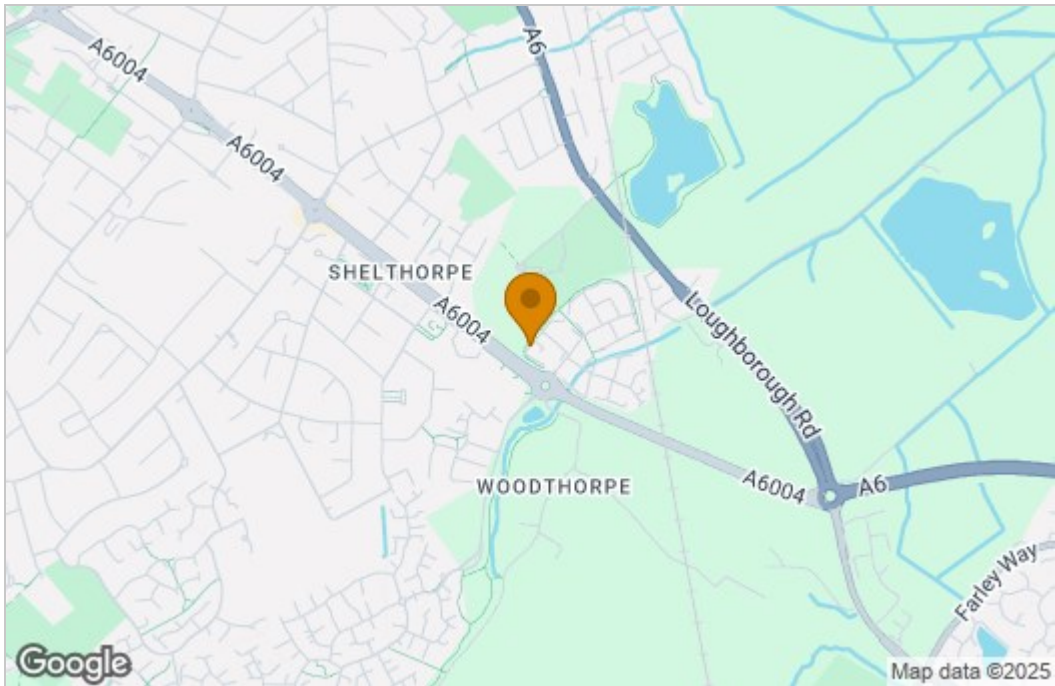
Extra Information

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

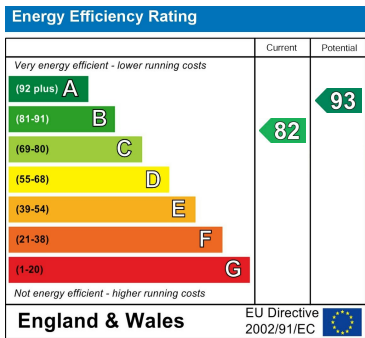
Floor Plan



Area Map



Energy Efficiency Graph



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