

# Holdere

A Modern Estate Agent



5 Tulip Crescent, Loughborough, LE11 2WH

£225,000

A well-presented two-bedroom townhouse tucked away in a popular area of Loughborough, offering spacious accommodation and off-road parking spaces. Featuring a private rear garden and complete with ready to move in accommodation!

## Summary

This beautifully maintained two-bedroom townhouse is ideally located within a popular residential area of Loughborough. Tucked away in a pleasant position, the property benefits from two off-road parking spaces and well-proportioned accommodation arranged over two floors.

The accommodation briefly comprises an entrance hallway, a spacious lounge, a modern kitchen/diner and a ground floor W.C. To the first floor are two generously sized double bedrooms and a contemporary family bathroom.

The lounge features a uPVC double glazed window to the front elevation, radiator and television point. To the rear, the kitchen/diner is fitted with a comprehensive range of modern wall and base units with work surfaces over, incorporating a built-in hob, oven and extractor, stainless steel splashback, and space and plumbing for appliances. There is vinyl flooring, a radiator, and uPVC double glazed window and doors providing access to the rear garden.

The ground floor W.C. is fitted with a low-level WC and wash hand basin, with partly tiled walls, tiled flooring, radiator and extractor fan.

To the first floor, the landing provides access to the loft, both bedrooms and the bathroom. The principal bedroom is a spacious double room with two uPVC double glazed windows to the rear aspect, while bedroom two is also a well-proportioned double with a window to the front. Both rooms benefit from neutral décor and radiators.

The bathroom is fitted with a modern suite comprising a panelled bath with shower over, low-level WC and wash hand basin, complemented by part tiled walls, built-in storage cupboard, radiator, extractor fan and a uPVC double glazed window to the front elevation.

Externally, the property boasts a particularly private and generously sized rear garden for a modern home, featuring a patio area, storage shed and gated access leading to two off-road parking spaces.

## 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.

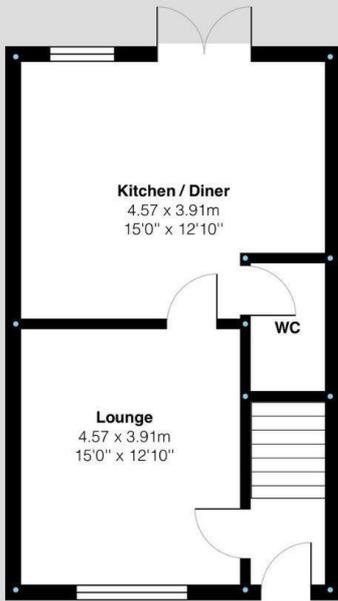
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

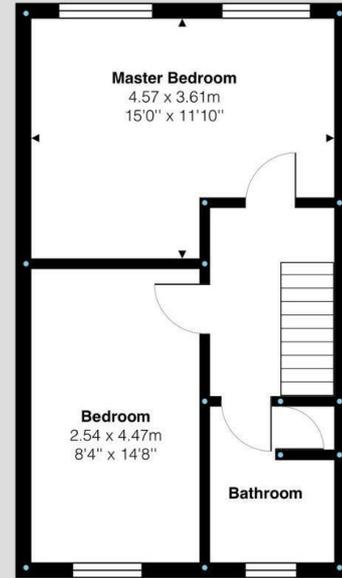
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# Floor Plan

Ground Floor:



First Floor:



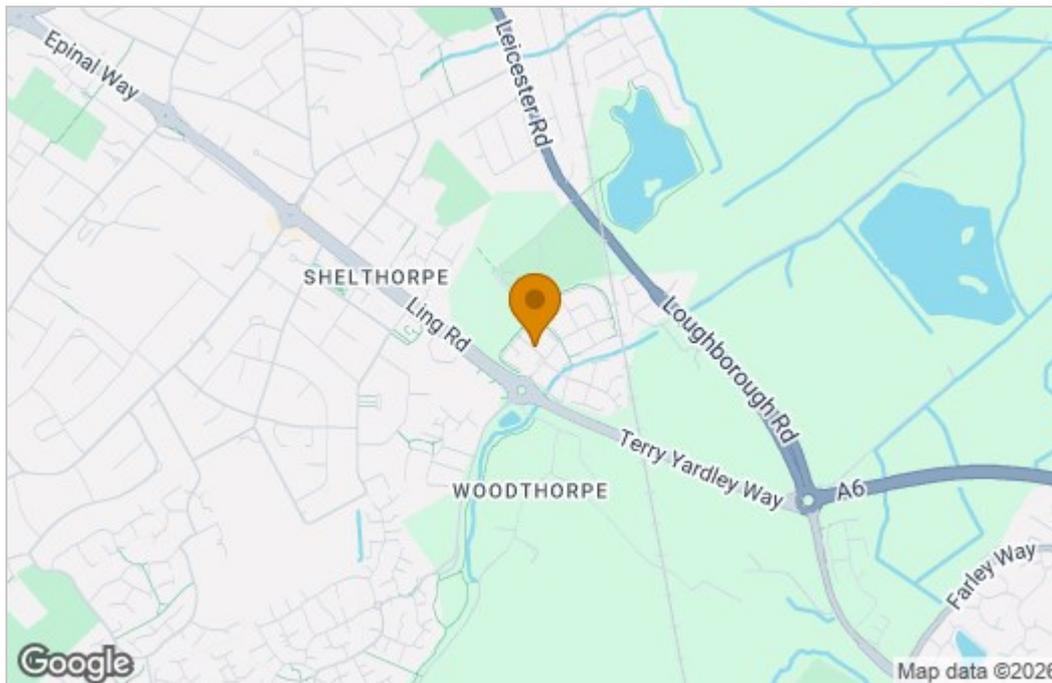
Tulip Crescent, Loughborough  
Internal Square Footage: Approx 829 sq.ft

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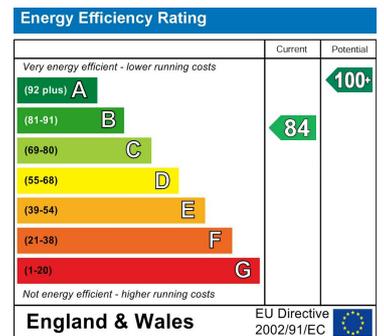
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## Area Map



## Energy Efficiency Graph



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