

# Holdings

A Modern Estate Agent



## 12 Robinson Crescent

, Loughborough, LE11 1SZ

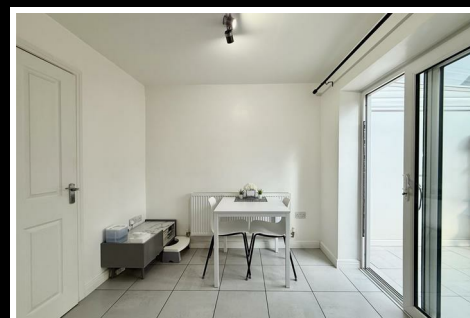
Guide price £330,000



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, Loughborough, LE11 1SZ

## Guide price £330,000



**Entrance Hall** - Upon entering the property, you are greeted by a spacious entrance hall that features a set of stairs leading to the first-floor landing. The hall is warmed by a radiator and provides access to the downstairs w.c, and kitchen/diner and addition of a conservatory to rear.

**WC** - Conveniently located on the ground floor, the WC is fitted with a low-level toilet and a wash hand basin, with a fitted mirror and tiled surround - making it practical for guests and family alike.

**Kitchen/Diner** - The kitchen/diner area is a well-appointed space featuring a comprehensive range of wall and base units that offer ample storage. The work surfaces provide generous preparation space, complemented by a sink with a stylish mixer tap. This kitchen comes equipped with an oven, and a hob with an extractor hood overhead and space for a fridge freezer. A window to the rear aspect fills the room with natural light, while the radiator ensures comfort. Additionally, there are power points for your appliances, plumbing available for a washing machine, and an integral dishwasher, making this kitchen both functional and efficient. This leads on to the conservatory.

**Conservatory** - This is a lovely space filled with light and providing access to the rear garden.

**First floor landing** - Provides access to the lounge, a bedroom and the family bathroom.

**Lounge** - A spacious room with windows to two

elevations, Juliet balcony to the rear overlooking the garden and air conditioning installed.

**Bedroom one** - This room is a comfortable retreat, boasting a window to the front aspect that allows natural light to fill the room. It is equipped with a radiator for warmth and multiple power points, providing a cosy and functional space for relaxation.

**Bathroom** - Newly fitted with a three piece suite comprising low flush w.c, pedestal wash hand basin and a walk in shower.. There is also a window to the front elevation.

**Second floor landing** - The landing provides access to the three further bedrooms.

**Bedroom two** - This well-sized second bedroom features a window to the front elevation and door to ensuite shower room. It includes a radiator for comfort and several power points, making it an ideal space for family members or guests.

**En suite** - newly fitted with a three piece suite comprising low flush w.c, pedestal wash hand basin and walk in shower.

**Bedroom three** - The third bedroom is bright, with a window to the rear aspect that brings in natural light. It is equipped with a radiator for warmth and power points for convenience.

**Bedroom four** - This is another bright room with window to the rear elevation. Also equipped with a radiator making it suitable for a variety of uses,

whether as a bedroom, study, or nursery.

Rear Garden - The rear garden is a low maintenance outdoor space, offering a patio area perfect for outdoor dining and entertaining.

Parking and Garage - The property includes off-road parking. This leads to a garage, which is equipped with an up-and-over door, offering secure storage for vehicles and additional belongings.

### Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

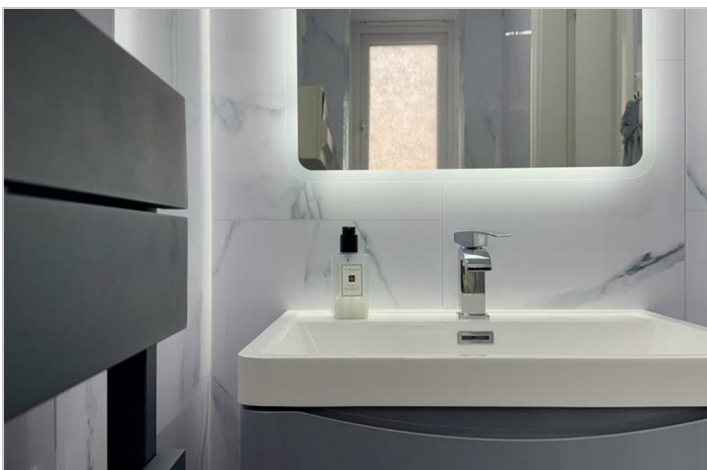
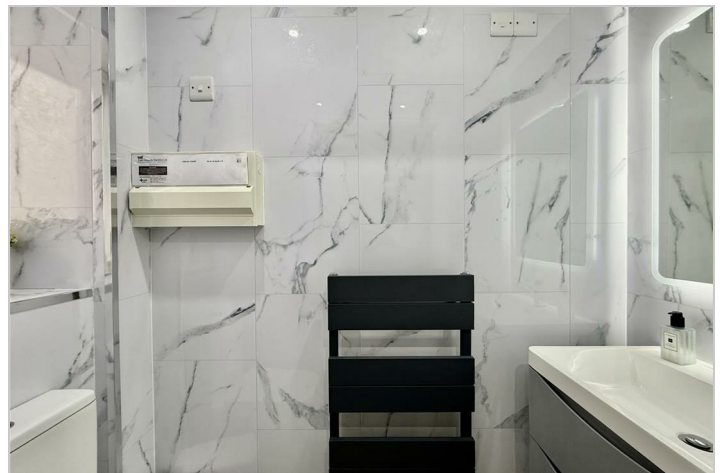
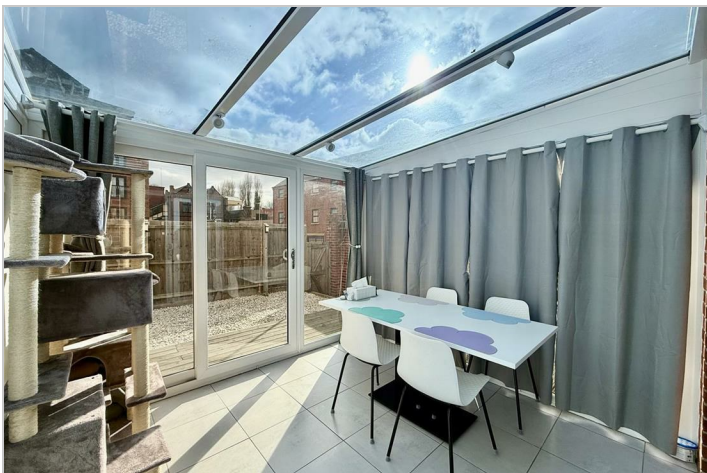
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

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.



## Road Map



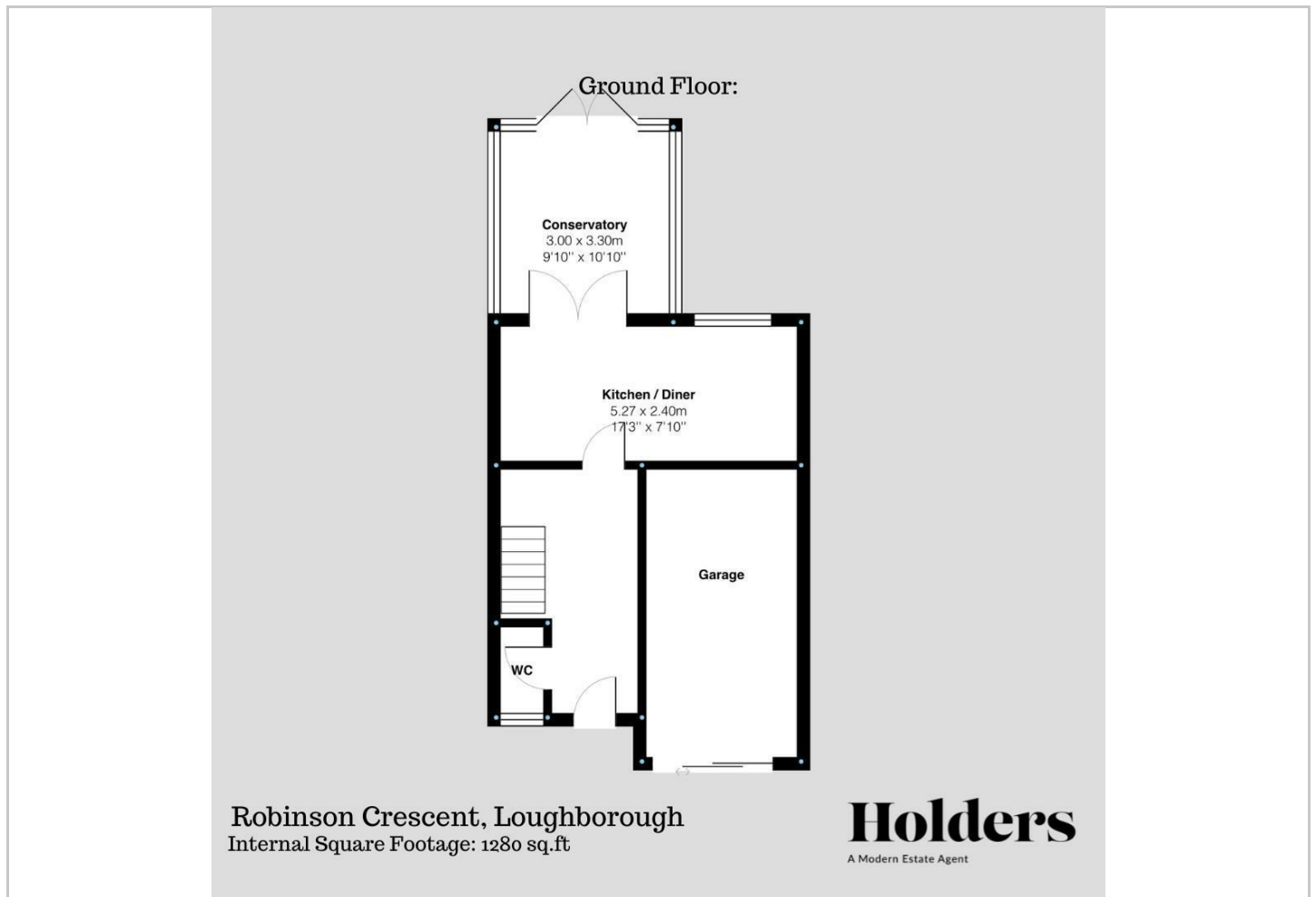
## Hybrid Map



## Terrain Map



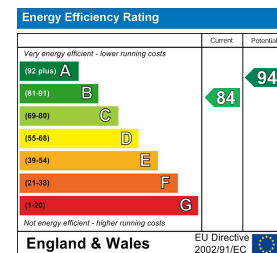
## Floor Plan



## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.