

# Holder's

A Modern Estate Agent



9 Tulip Crescent, Loughborough, LE11 2WH

£215,000

Holder's are delighted to present this spacious and well presented two bedroom coach house, complete with a parking space and located in the highly desirable Trinity Gardens development in Loughborough. Outside features two storage spaces, while the first floor layout includes a landing/hall that leads to a combined lounge and dining kitchen, an inner hallway connecting to two double bedrooms, and a bathroom. The property benefits from full double glazing and gas central heating, with the kitchen equipped with integrated appliances. A viewing is strongly recommended, and there is an NHBC warranty still in effect.

Upon entering the property, you are greeted by a stairwell that ascends to the first floor, featuring a convenient storage cupboard and a spacious landing area.

From this landing, you access the open plan living kitchen, which is divided into two distinct zones.

The lounge area boasts two multi paned double glazed windows and a double radiator, while the kitchen showcases a modern design with a variety of wall and base units, a one-and-a-half stainless steel sink drainer, ample work surfaces, an electric oven, a gas hob with an extractor hood, and space for a washer dryer.

The first floor comprises two double bedrooms and a family bathroom equipped with a bath and shower combination, a low flush w/c, and a wash hand basin.

Outside, the property offers three storage cupboards with double doors, along with a designated car space for off-road parking and an additional guest parking space.

### **Disclaimer**

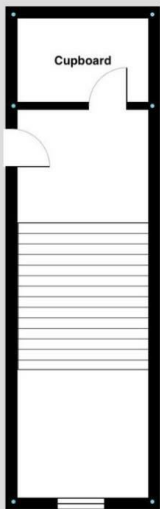
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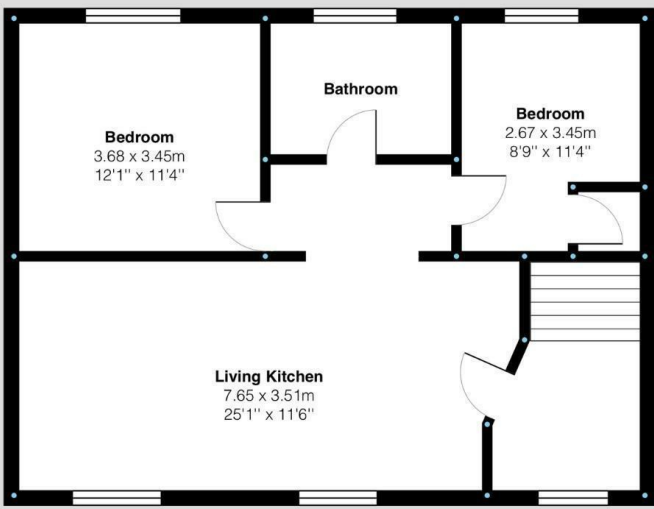
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Floor Plan

Ground Floor:



First Floor:



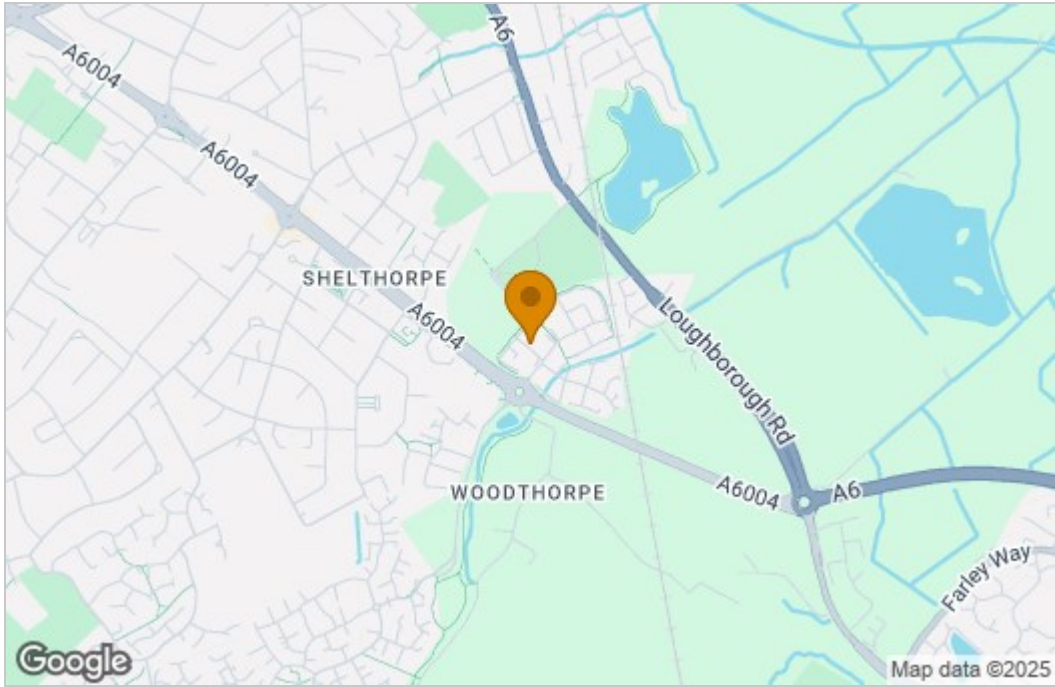
Tulip Crescent, Loughborough  
Internal Square Footage: 657 sq.ft

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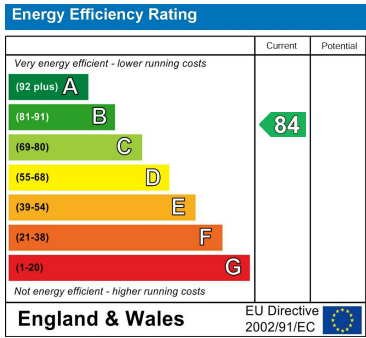
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Area Map



Energy Efficiency Graph



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