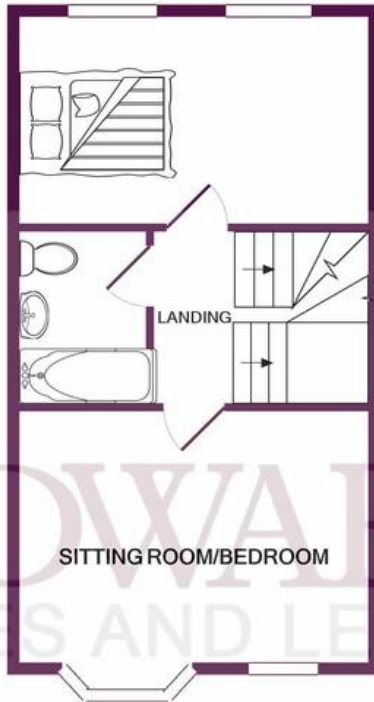
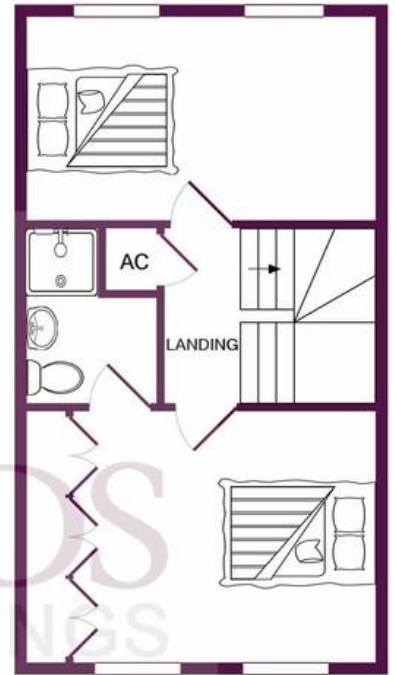


GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Darwin Crescent
Loughborough, LE11 5SB

£240,000

Property Features

- NO UPWARD CHAIN
- SPACIOUS TOWN HOUSE
- THREE/FOUR BEDROOMS
- MASTER EN SUITE
- 16ft DINING KITCHEN + UTILITY ROOM
- LIVING ROOM
- SITTING ROOM/BEDROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM
- GARAGE AND PARKING

Full Description

This LOVELY MID TOWN HOUSE provides SPACIOUS, VERSATILE ACCOMODATION spanning three floors. To the ground floor the entrance hall gives way to the LIVING ROOM, 16ft DINING KITCHEN, having French doors to the garden, UTILITY ROOM and WC, whilst the first floor provides a double bedroom, sitting room/bedroom four and family bathroom, with two further double bedrooms, one EN SUITE, completing the picture on the second floor. Outside, there is a small frontage and an enclosed rear garden, DETACHED GARAGE and PARKING. Situated on a popular residential development on the outskirts of the town, this spacious home offers excellent value for money and is being offered for sale with NO CHAIN, so ready when you are to move in, unpack and enjoy.

ENTRANCE HALL

Door into entrance hall with stairs off to first floor, under-stairs storage cupboard, radiator and door into family room.

FAMILY ROOM

10' 6" plus bay x 9' 1" (3.2m x 2.77m)

PVCu double glazed bay window to front elevation, radiator and archway into breakfast kitchen.

BREAKFAST KITCHEN

16' 0" x 9' 0" (4.88m x 2.74m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated eye-level double electric oven, built in gas hob, integrated extractor hood, space for fridge freezer, under-counter space and plumbing for dishwasher, dining area, radiator, door into utility room and PVCu double glazed French doors to rear elevation leading out into the garden.



UTILITY ROOM

Fitted with matching base units with laminate work surfaces, under-counter space and plumbing for washing machine, wall-mounted boiler, radiator, door to w.c. and PVCu double glazed window to rear elevation.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled w.c. and wash hand basin, and radiator.

FIRST FLOOR LANDING

Stairs off to second floor and doors into living room, bedroom three and family bathroom.

LIVING ROOM

15' 1" x 10' 6" (4.6m x 3.2m)

PVCu double glazed bay window to front elevation and additional PVCu double glazed window to front elevation and two radiators.

BEDROOM THREE

15' 2" x 8' 8" (4.62m x 2.64m)

Two PVCu double glazed windows to rear elevation and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower attachment, and radiator.

SECOND FLOOR LANDING

Airing cupboard, access to loft space and doors to bedrooms one and two.

BEDROOM ONE

13' 0" x 10' 9" (3.96m x 3.28m)

Two PVCu double glazed windows to front elevation, radiator, built in wardrobes and door to en suite.

EN SUITE

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and shower cubicle, and radiator.

BEDROOM TWO

15' 1" x 8' 11" (4.6m x 2.72m)

Two PVCu double glazed windows to rear elevation and radiator.

GARAGE

Detached brick built single garage with up and over door to front and personnel door to side leading into the garden.



OUTSIDE

To the front of the property is a small low maintenance area with planted shrubs and slate chippings. To the rear of the property is a lawn garden with paved patio seating area, small central tree, and access to the garage at the bottom, enclosed by wooden fencing. In front of the garage is parking for one car.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Ben or Katie to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

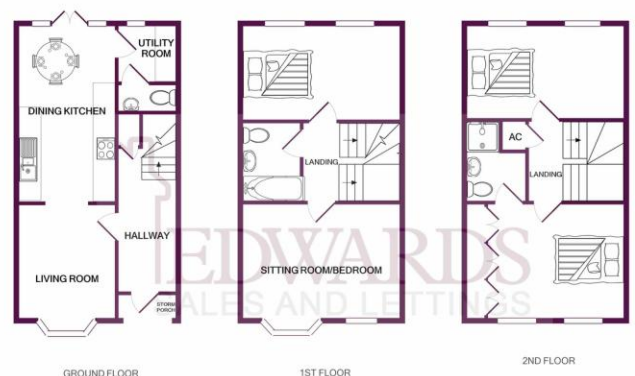
General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

