



REZIDE  
GROUP



KING CRESCENT SOUTH, LOUGHBOROUGH  
OFFERS OVER £270,000



### THREE DOUBLE BEDROOMS - 3 SHOWERS - MOTIVATED SELLERS!

Welcome to King Crescent South, where modern living meets comfort and style in this exquisite family home. Built in 2017 by the renowned Morris Homes, this property boasts an exceptional three-story layout with pleasant views from both aspects. With a generous living kitchen area, three double bedrooms, three bathrooms, a garage, and a beautifully landscaped walled garden, this home offers a lifestyle of convenience and elegance. Plus, it comes with approximately four years left on the NHBC guarantee, providing peace of mind for your investment. Located just off the A6 by the Aldi retail park, this property is conveniently located a short drive from the town centre but also provides excellent access out towards Leicester.



As you enter through the front door, you'll be greeted by a spacious entrance hall that extends to the back of the property. The hallway features two convenient storage cupboards flanking the staircase, and it provides access to the ground floor bedroom—a versatile space ideal for accommodating a young adult or lodger. Adjacent is a convenient shower room, adding to the practicality of this level.

Ascending to the first floor, you'll find a welcoming landing area leading to the heart of the home—the spacious living kitchen. This room is designed to be the central hub, offering ample space for relaxation, dining, and entertaining. The U-shaped kitchen layout is both functional and stylish, providing plenty of cooking space and storage below. With its open and inviting







atmosphere, this room is perfect for unwinding or hosting gatherings. Additionally, on this floor, you'll discover a bright and airy family bathroom adorned with beautiful textured tiles and a modern three-piece suite.

Moving up to the second floor, you'll encounter two generously sized double bedrooms, each equipped with large fitted wardrobes that offer ample storage space. Bedroom one enjoys the added luxury of a contemporary three-piece ensuite bathed in natural light from a large Velux window above. Notably, the property features a two-zone Hive heating system, allowing separate control of the heating







for the first two floors and the second floor, ensuring maximum comfort and efficiency.

Outside, the property offers two parking spaces, one conveniently located in front of the garage door. A pathway to the left side of the house, along with an adjacent strip of land included with the title, leads to a meticulously maintained walled rear garden. This private outdoor oasis features a patio area right in front of the rear door, a lush recently laid lawn, charming flower beds, and a high-quality decking







area—perfect for outdoor relaxation and al fresco dining.

Situated in the desirable William Morris estate, this home is nestled in a safe neighbourhood that offers both convenience and tranquility. It enjoys a prime location, just a short journey from the town center and easy access to the A6 towards Leicester. You'll appreciate the proximity to Aldi Retail Park, where you can grab your favourite coffee at Costa, enjoy a quick bite at Greggs or Subway, and explore beautiful countryside walks to the Outwoods or Beaumanor Hall Grounds.

Don't miss the opportunity to make King Crescent South your family's haven of comfort and modern living. This home offers the perfect blend of space, style, and convenience in a picturesque neighbourhood.

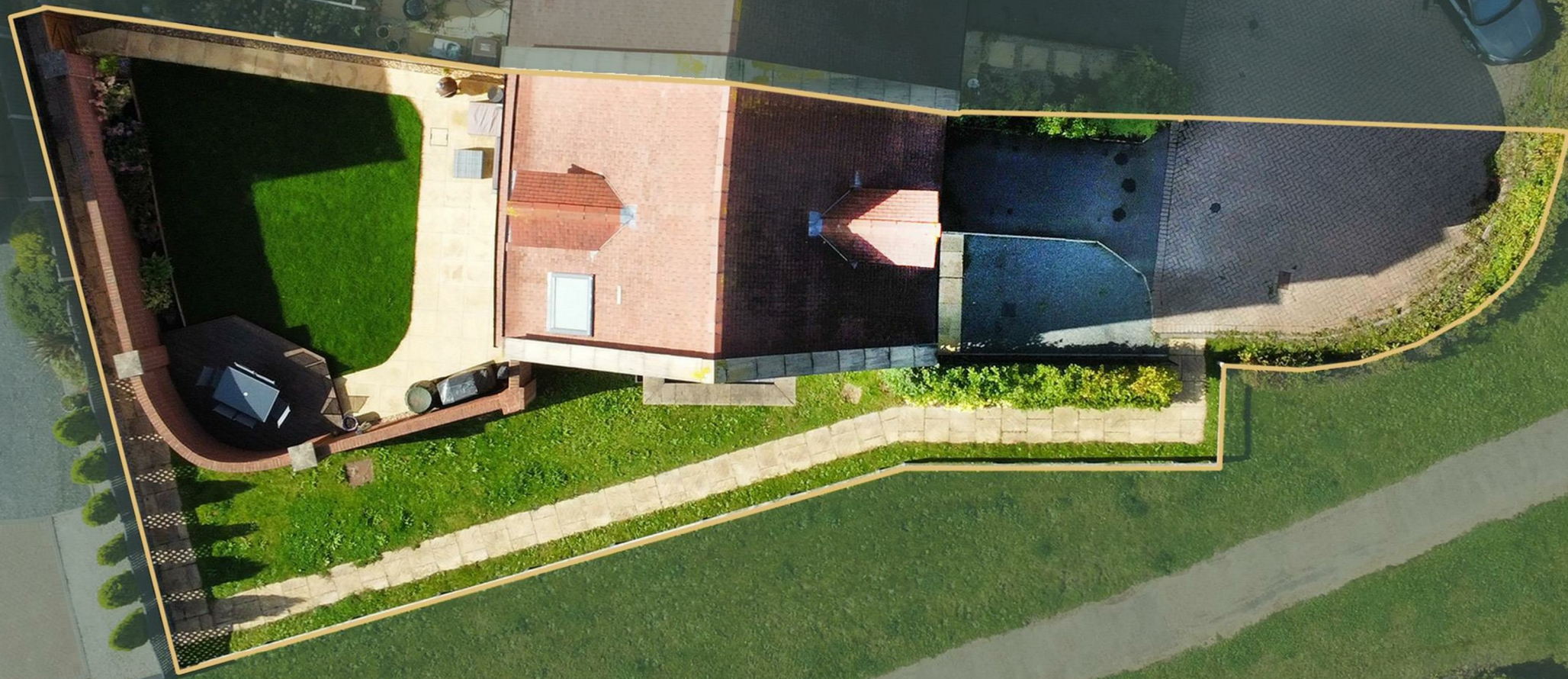






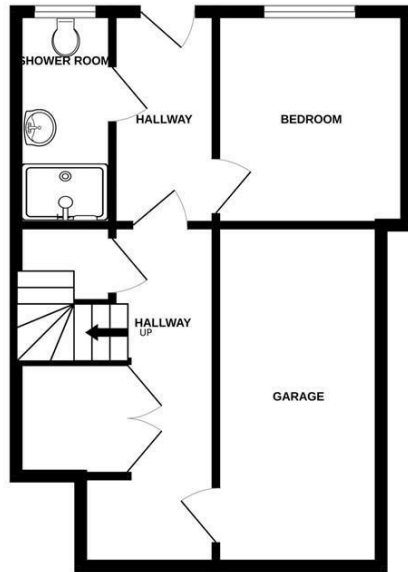


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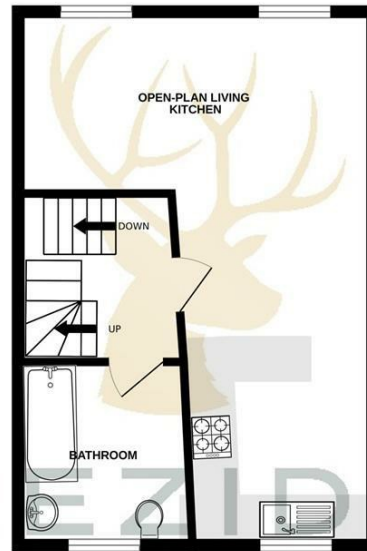


PLOT PLAN FOR GUIDANCE ONLY

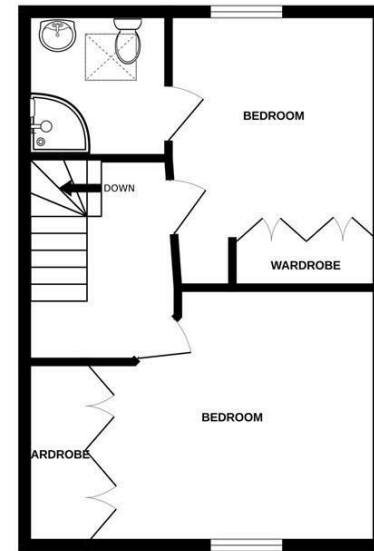
GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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