

Holdings

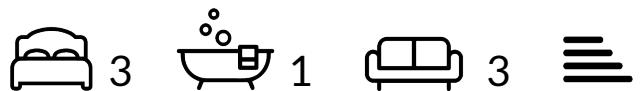
A Modern Estate Agent



90 Kirkstone Drive

, Loughborough, LE11 3RW

Guide price £325,000



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A spacious three bedroom detached home in this highly sought after location in the catchment for Holywell Primary School (Ofsted rated 'Outstanding'). Offered with no upward chain this property enjoys a spacious through lounge and dining room, breakfast kitchen, conservatory with the first floor landing accessing three generous double bedrooms and a bathroom. The property enjoys parking to the front, garage and a generously sized rear garden. A rare opportunity in this location!

To the rear is a detached garage and a spacious rear garden complete with a patio area, lawn space and mature trees.

Upon entering the property via the spacious entrance hallway, this provides access onto all ground floor accommodation and stairwell rising to first floor. The Lounge is a spacious and bright room with dual aspect windows, focal fireplace and doors to the Dining room and conservatory. The Dining Room and conservatory provide further flexible living space and leads through to the kitchen. The Kitchen is fitted with a range of base and eye level units, inset sink and drainer, oven and hob, plumbing for a washing machine and door to side elevation,

Ascend onto the first floor and you will find three double bedrooms and the family bathroom. The bathroom is complete with a bath, w/c and wash hand basin.

The property occupies an enviable position at the bottom of Kirkstone Drive with hardly any through traffic. There is a driveway to the front and gated access to side elevation.



Road Map



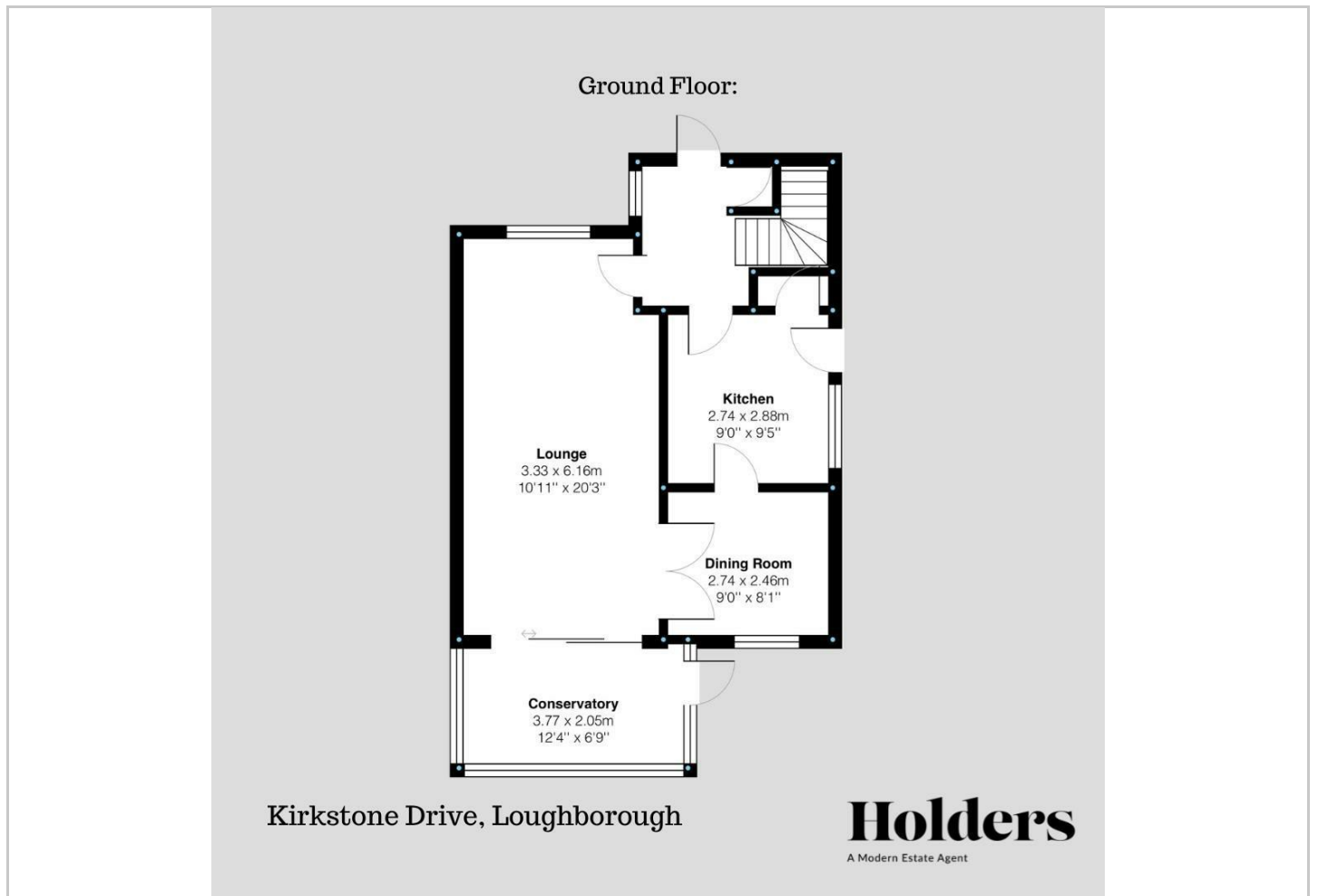
Hybrid Map



Terrain Map



Floor Plan



Viewing

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

Energy Efficiency Graph



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