



Smiths
your property experts

Kirkstone Drive

Loughborough

- Beautifully renovated and immaculate family home
- Redesigned and established south-facing rear gardens
- Carefully planned layout presented in show-home condition
- Four double bedrooms and two contemporary bathrooms
- Open-plan 'living' kitchen with bi-fold doors
- Sitting room with a log-burning stove
- Private block-paved driveway and an integrated garage
- Located on the sought-after 'Forest Side' of Loughborough

General Description

Smiths Property Experts are delighted to offer to the market this exceptional family home, which has been taken 'back to brick' by the present owners and is without doubt one of the finest examples of its type to grace the market in recent years. The property has undergone a comprehensive renovation, including new wiring, replumbing, and replacement casement windows. It is presented in show-home condition, ready to move into, with nearly 1,500 square feet of extended accommodation, and enjoys a south-facing rear garden.

The layout has been carefully planned with open-plan living in mind. There is a delightful sitting room with a log burner, as well as a kitchen, living, and dining area featuring bi-folds that open to the manicured rear gardens. Upstairs, there are four double bedrooms and two contemporary bathrooms. Overall, this wonderful family home demands inspection to truly appreciate the standard of living space on offer.







The Property

The property is offered for sale in immaculate decorative order and has been meticulously maintained by the present owners. The property benefits from replacement uPVC double glazing with stylish casement fittings to the front elevation, gas central heating, and replaced internal doors.

The hallway features quality LVT flooring and provides access to a downstairs WC, along with stairs leading to the first floor. The sitting room boasts a log-burning stove and a window that overlooks the front. The open-plan 'living' kitchen has been refitted and includes a comprehensive range of units with solid wood work surfaces and integrated appliances, such as a dishwasher and a fridge freezer. Additionally, there is a Belfast-style sink, a range-style cooker with an extractor fan, a central island unit, and bi-fold doors that open to the rear garden. The dining space seamlessly connects to a living area. The utility room offers plumbing for appliances and provides additional storage space. The first-floor landing gives access to an insulated loft and leads to four double bedrooms. The main bedroom features a stunning four-piece en-suite, complete with a freestanding bath and a walk-in double shower cubicle. The separate family shower room is equally impressive, with a walk-in shower.



The Outside

The property is set back from the road behind a private block paved driveway providing generous off-road parking and access to the garage. The garage has an up-and-over door to the front, as well as power and lighting, with personnel doors located at the front and rear. The rear garden has undergone a complete redesign, featuring a raised decked seating area that makes the most of the south-facing aspect. The lawn is immaculate and is complemented by well-stocked flower and shrub borders. A timber-framed covered pergola provides further seating space and captures the evening sun.





The Location

The property is situated on the Forest side of Loughborough, within the catchment area of Holywell Primary School, and is within easy walking distance of Loughborough University. A parade of shops is within walking distance of the property, including an independent coffee shop, a convenience store, a pharmacy, and a hair salon. The town centre offers a range of shopping facilities, supermarkets, and amenities. There is a train station with direct lines to Nottingham, Leicester, and London St Pancras. The A6 road network provides convenient vehicular access to Leicester.

Property Information

EPC Rating: C.

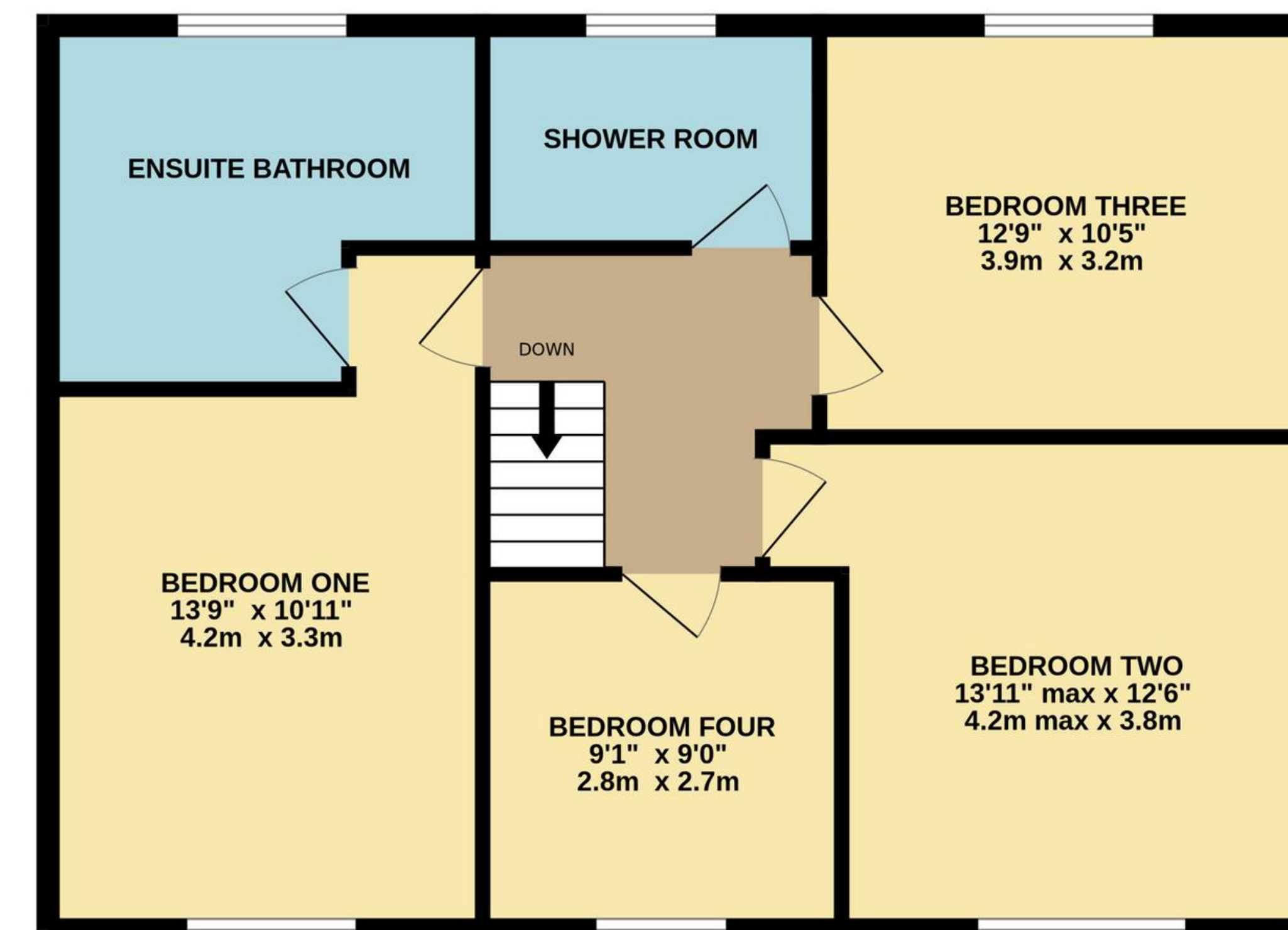
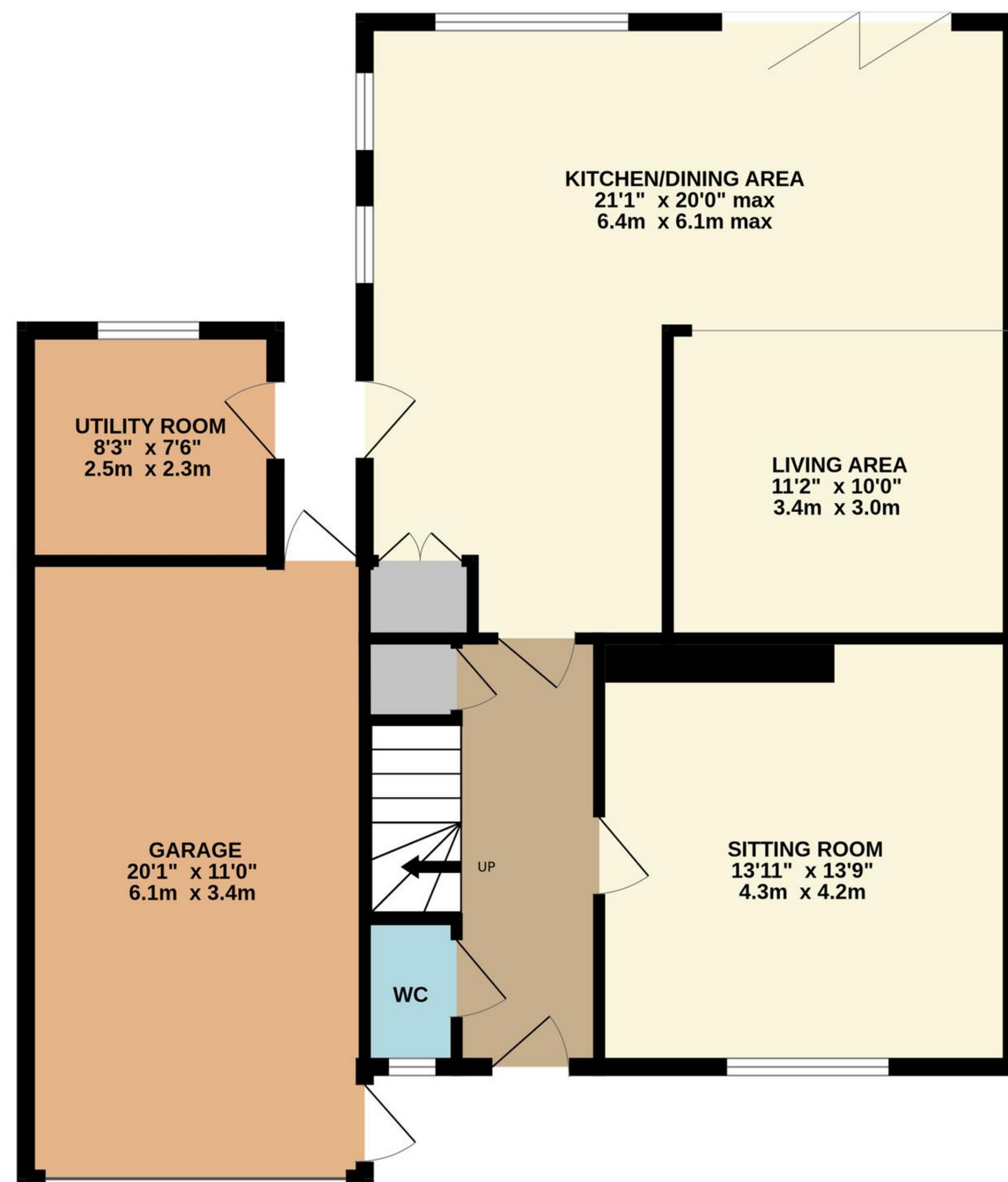
Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1726 sq.ft. (160.3 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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