



Kirkstone Drive | Loughborough | LE11 3RW
Asking price £345,000



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Occupying a lovely position on this much sought after residential road, this ideal family home is within walking distance to Holywell Primary School, local amenities and play park. The house has recently undergone an extensive re-furbishment including re-wire, to create a bright and airy, modern home. There are three bedrooms, newly fitted bathroom, large living room, dining room and kitchen. A garden room overlooks the surprisingly spacious rear garden, with plentiful off road parking and a garage. An early inspection is essential to avoid disappointment.

Detached Family Home
Forest Side of Town

Recently Re-Furbished
Garage and Driveway
Newly Fitted Bathroom

Sought After Address
Close to Holywell Primary
School
GCH and Upvc DG
Three Bedrooms
Large Living Room and Diner

Entrance Hall

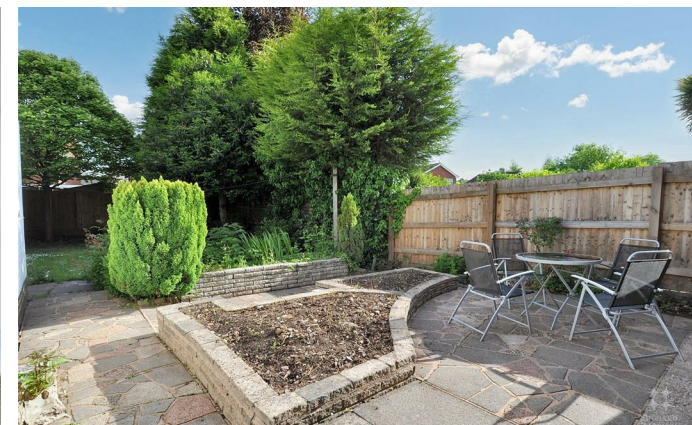
A spacious hall with understairs storage cupboard, Upvc front door, window to the side and a staircase rising to the first floor.

Living Room

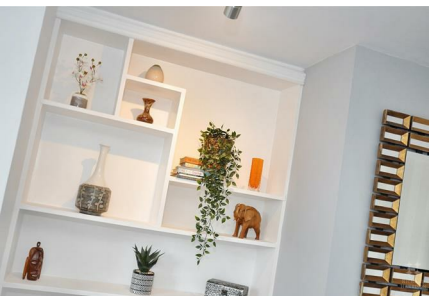
Featuring a media wall with power and cable access points, feature recessed electric fireplace and alcove shelving. There is a window to the front, sliding patio door to the rear giving access to the garden room, and an open plan layout to the dining room.

Dining Room

With window to the rear and access to the kitchen.



"Occupying a sought after address"



Kitchen

Fitted with a range of wall and base mounted units, integrated fridge, electric oven, gas hob and space for washing machine. There is a window and door to the side, pantry cupboard and door to the entrance hall.

Garden Room

A timber framed garden room allowing additional family living and entertaining space, overlooking the garden to the rear.

First Floor Landing

A spacious landing with feature pendant light fitting and full length picture window to the front. The landing has a storage cupboard, loft access (with pull down ladder and light point) and access to all rooms.

Bedroom 1

A spacious bedroom with window to the rear elevation and a range of fitted wardrobes.

Bedroom 2

Having ample space for bed and bedroom furniture, with a window to the front enjoying far reaching views towards the University playing fields.

Bedroom 3

A good sized room with window to the rear and a cupboard housing the wall mounted gas central heating boiler (installed 2018)

Bathroom

Featuring a newly fitted three piece suite comprising P shape bath with mixer shower over, vanity wash hand basin unit, low level flush w/c and window to the side. There is also a small storage cupboard for towels etc.

Outside

Occupying a lovely position set back from the road, towards the very end of Kirkstone Drive, the house has a driveway and low maintenance gardens to the front, with timber double gates to the side allowing access to the garage. The rear of the property is surprisingly spacious with areas of patio, lawn and planted borders, and a detached brick built garage.



The Area

The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Holywell and also Mountfields Lodge primary schools.

Extra Information

To check the Internet and Mobile coverage you can use the following link:

https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

The property has recently been re-furbished to include a re-wire, new carpets, decor and bathroom, along with many cosmetic improvements making this an ideal 'move in' property.

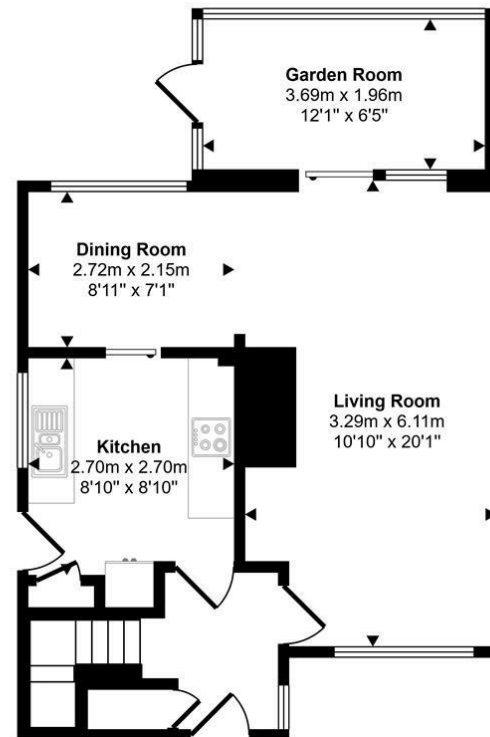


"Close to numerous amenities"

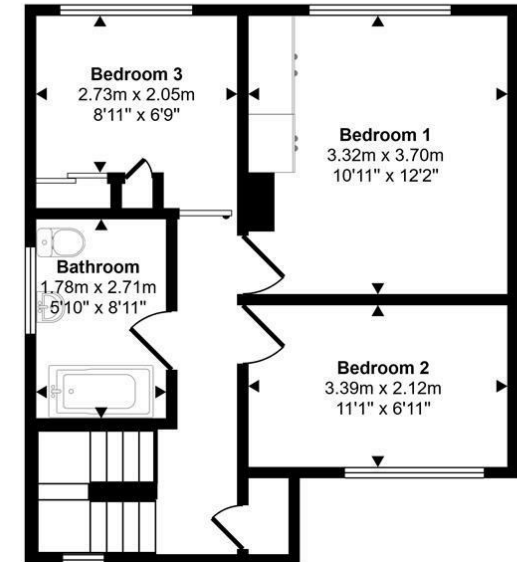




Approx Gross Internal Area
89 sq m / 961 sq ft

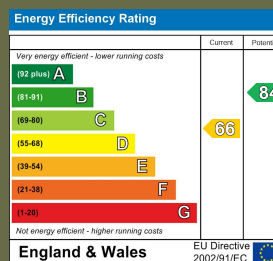


Ground Floor
Approx 48 sq m / 522 sq ft



First Floor
Approx 41 sq m / 440 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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