



Kirkstone Drive, LOUGHBOROUGH

welcome to

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****NO ONWARD CHAIN**** Detached family home on the forest side of Loughborough within easy walking distance of Holywell Primary School. Provides opportunity for some general improvement or extension subject to relevant planning consent. Call now for a viewing! 01509 214686!

Entrance Hallway

Property is entered via a front door into the entrance hallway, has a double radiator, upvc double glazed window to the side, useful under stairs meter cupboard, stairs off to the first floor and doors off to all ground floor rooms.

Lounge

9' 6" x 10' 11" maximum (5.94m x 3.33m maximum)
The lounge has a coal effect gas fire with brick surround, panelled ceiling, double panel radiator, patio doors which open to the rear garden room, and double doors which open to the dining room.

Dining Room

9' x 7' 1" (2.74m x 2.16m)
The dining room has double doors leading to the lounge, a radiator, a upvc double glazed window to the rear and a door to the kitchen.

Kitchen

9' x 8' 10" (2.74m x 2.69m)
The kitchen has vinyl flooring, a range of base and wall mounted units with a one a half bowl sink with drainer mixer tap and tiled splashbacks. There is a gas hob with overhead extractor and electric oven, plumbing and space for a washing machine, small built-in pantry, UPVc double glazed window to the side and a back door.

Garden Room

12' 5" x 6' 5" (3.78m x 1.96m)
The garden room is timber framed, has doors to the side and ceiling fan.

Landing

Has stairs rising from the ground floor, double radiator, access to the loft and useful built in storage cupboard.

Bedroom One

12' 3" Maximum x 11' 1" (3.73m Maximum x 3.38m)
Bedroom one has a two and half door built in wardrobes with hanging rails and shelving, a radiator and a UPVc double glazed window to the rear.

Bedroom Two

9' x 8' 7" (2.74m x 2.62m)
Bedroom two has a range of built in wardrobes with hanging rails and shelving, airing cupboard housing the combination boiler, upvc double glazed window to the rear and a radiator.

Bedroom Three

11' 1" x 7' (3.38m x 2.13m)
Bedroom three has upvc double glazed window to the front and a radiator.

Bathroom

Bathroom is partially tiled with a three-piece suite that comprises of bath with electric shower over, low level wc, wash hand basin, radiator and upvc double glazed window to the side.





Outside

To the front of the property, there is a driveway providing off road parking and a front garden, which is walled and fenced to boundaries, gated access to the rear. To the rear of the property there is a mature garden with a patio seating area, raised beds with brick edging and steps which lead down to a shaped lawn, with established flower and tree borders being fenced and enclosed to boundaries.

Garage

16' 3" x 7' 5" (4.95m x 2.26m)

The garage has double doors to the front, power and light and upvc double glazed windows to the side and rear.



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- No onward chain
- Detached family home
- Walking distance of Holywell primary school and Loughborough University
- UPVc double glazing
- Gas fire central heating

Tenure: Freehold EPC Rating: D

guide price

£300,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114538 - 0004

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