



Kirkstone Drive,  
Loughborough



**£375,000**

- LARGE DETACHED PROPERTY
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- CONTEMPORARY DINING KITCHEN
- GENERAL MODERNISATION REQUIRED
- PRIME FOREST SIDE LOCATION
- Freehold
- EPC rating C



This large 1960's detached family home occupies a prime Forestside location within Holywell primary school catchment and just a short stroll from Loughborough University campus.

Lovingly cared for by the same family for over forty years, the home retains some original touches from a solid oak entrance hallway floor to some more modern features including a contemporary kitchen and beautifully presented and established gardens.

Enter through a handy porch and into the generous hallway with an under stairs storage cupboard and leading to all ground floor rooms. The bright and airy lounge sits to the front and has a large bay window and this has bi-fold doors leading through in to the separate dining room. The dining room could lend itself to use as a second sitting room, family room or playroom for the kids and this has sliding patio doors leading out into the garden ideal for summer entertaining.

The rear facing modern kitchen has integrated appliances including fridge, stainless steel Neff electric oven and four ring electric hob and washing machine. Corner carousel cupboard and pull out spice rack, luxury vinyl wood effect flooring and views over the garden.

A useful side porch leads to outside into the single garage and to a ground floor wc.





The property would make a great home for the young and growing family especially with having five bedrooms (three double) and a shower room with corner shower enclosure and Mira electric shower, vanity wash hand basin, heated towel radiator and a separate WC just next door.

The property offers an exciting chance for the buyer to make their mark and bring the interior up to a modern finish with likely improvement works to include full redecoration, floor coverings, replacement of the bathroom and general cosmetics etc.

The property has a front retaining wall beyond which lies a well stocked planted lawn garden with surrounding borders, shrubs and flowers and a block paved driveway with parking for two cars which leads to the integral single garage having twin opening doors, light and power. Secure gated access to the side leads around to a generous rear lawn garden with paved patio, further borders and shrubs, maturing trees, a timber built glazed summerhouse and garden shed.

Good to know: For sale with no upward chain. The property has uPVC double glazing throughout and gas central heating powered by a Worcester conventional boiler located in a kitchen cupboard. Outside cold water taps, power sockets and lights.

To find the property, proceed from the town centre on Forest Road continuing ahead at the Epinal Way roundabout taking the sixth turning right in to Kirkstone Drive where the property is situated approximately three quarters of the way along upon the left hand side as identified by the agent's 'For Sale' board.

PORCH 0.65m x 2.18m (2'1" x 7'2")

ENTRANCE HALL 2.29m x 4.31m (7'6" x 14'1")

LOUNGE 3.65m x 5m (12'0" x 16'5")

DINING ROOM 3.67m x 4.08m (12'0" x 13'5")

DINING KITCHEN 2.87m x 4.18m (9'5" x 13'8")

PORCH 1.02m x 1.02m (3'4" x 3'4")

GROUND FLOOR WC 0.84m x 1.88m (2'10" x 6'2")

BEDROOM ONE 3.37m x 3.67m (11'1" x 12'0")

BEDROOM TWO 3.61m x 4.12m (11'10" x 13'6")

BEDROOM THREE 2.76m x 4.82m (9'1" x 15'10")

BEDROOM FOUR 2.49m x 2.63m (8'2" x 8'7")

BEDROOM FIVE 1.84m x 2.89m (6'0" x 9'6")

SHOWER ROOM 1.8m x 2.39m (5'11" x 7'10")

SEPARATE WC 0.74m x 1.75m (2'5" x 5'8")

SINGLE GARAGE 2.65m x 5.02m (8'8" x 16'6")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E.

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

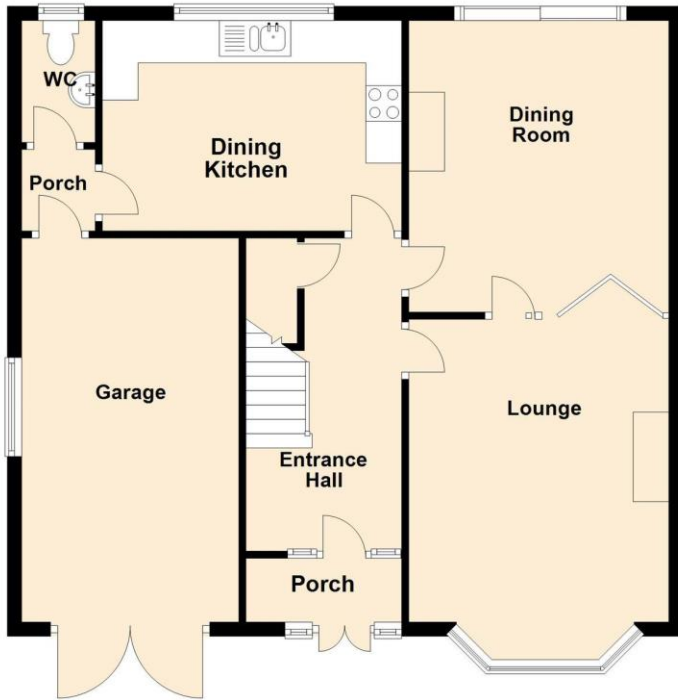
## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



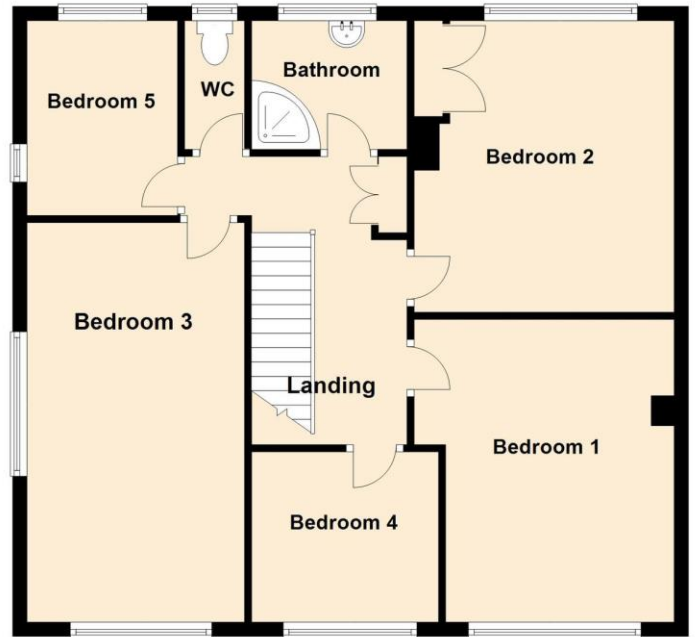
### Ground Floor

Approx. 76.6 sq. metres (825.0 sq. feet)



### First Floor

Approx. 76.7 sq. metres (825.1 sq. feet)



Total area: approx. 153.3 sq. metres (1650.1 sq. feet)



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