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54 Kirkstone Drive, Loughborough, Leicestershire, LE11 3RW

£320,000

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Property at a glance

- Extended to Rear
- Private and Mature Gardens
- Conservatory
- Council Tax Band*: D
- Detached Brick Built Garage
- Separate Dining Room
- No Upward Chain
- Price: £320,000

Overview

Having a two storey rear extension this detached family home occupies a pleasant position situated on the Forest side of town and enjoying mature and private rear garden. Internally the accommodation comprises reception hall, living room, separate dining room, conservatory, kitchen and on the first floor landing gives way to three bedrooms and shower room with fitted four piece suite. Outside the gardens a particular feature of sale being beautifully maintained and mature. There is a driveway, car port, outside WC and detached brick built garage. The properties is offered with no upward chain.

Location**

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands(9.3 miles). Nearest City: Leicester(11.3 miles)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

uPVC double glazed entrance door through to the reception hall.

RECEPTION HALL

The reception hall has narrow wood strip flooring, balustrade staircase accessing the first floor with an under stairs storage cupboard, radiator, uPVC double glazed opaque glass window to the side elevation and built in meter cupboard. From the hallway there are doors accessing the living room and fitted kitchen.

LIVING ROOM

14'2 x 12'3 (not inc bay window) (4.32m x 3.73m (not inc bay window))
uPVC double glazed walk in bay window to the front elevation, radiator, wood effect laminate flooring, block window recess and double doors accessing the separate dining room.

SEPARATE DINING ROOM

14'1 x 9'11 max 9'5 min (4.29m x 3.02m max 2.87m min)
There is a radiator, door accessing the fitted kitchen and uPVC double glazed sliding patio doors accessing the conservatory.

CONSERVATORY

11'3 x 10'3 (3.43m x 3.12m)
The conservatory has a brick built base and is of uPVC double glazed construction with a pitched roof and suspended ceiling fan and light, uPVC glazed double doors accessing the garden. There are pleasant views from the conservatory over the garden.

FITTED KITCHEN

11'11 x 8'2 (3.63m x 2.49m)
The fitted kitchen has a one and a half bowl single drainer stainless steel sink unit with mixer tap over and cupboards under, there are fitted units to the wall and base, a work surface with tiled surround, there is a gas cooker point with extractor fan over, tiled flooring, plumbing for dishwasher, uPVC double glazed opaque glass window to the rear elevation overlooking the garden. From the kitchen there is a double glazed door accessing a covered car port.

CAR PORT

7'7 x 21'7 (2.31m x 6.58m)
There is a Belfast sink with taps over, electric power, double doors accessing the drive, door accessing a WC with low flush WC and wash hand basin and covered access to the detached brick built garage. There is an ornate iron gate leading to the rear garden.

GARAGE

22'2 x 8'3 (6.76m x 2.51m)
The garage has rafter storage, window to the side elevation and a personnel access door to the rear garden.

FIRST FLOOR

On the first floor landing gives way to three bedrooms and shower room. The master bedroom and shower room have been extended to the rear.

MASTER BEDROOM

17' x 10'6 (from of wardrobe/cupboard) (5.18m x 3.20m (from of wardrobe/cupboard))
uPVC double glazed window to the rear elevation with pleasant outlook over the garden, radiator, fitted wardrobe/cupboards.

BEDROOM TWO

11'6 x 10'11 (3.51m x 3.33m)
uPVC double glazed window to the front elevation, radiator.

BEDROOM THREE

7'10 x 7'5 (2.39m x 2.26m)
uPVC double glazed window to the front elevation, radiator.

SHOWER ROOM

11'11 x 5'11 (3.63m x 1.80m)
The shower room is fitted with a white four piece suite comprising a double width walk in shower cubicle with shower screening, low flush WC, pedestal wash hand basin and bidet, tiled flooring and tiled splashbacks, uPVC double glazed opaque glass window to the rear elevation and side elevation, heated chrome towel rail.

OUTSIDE

The front of the property has a wall with ornate iron railings, a block paved driveway providing off road car standing which in-turn leads to the car port and garaging, there is a shaped front lawn and feature Acer tree, a variety of plants and shrubs.

The rear south facing garden is a particular feature of sale being private and mature with slatted patios and pathways, shaped lawned areas, low maintenance gravelled garden with a variety of surrounding plants and shrubs to borders, timber screen fencing and a Pergola towards to rear of the plot.



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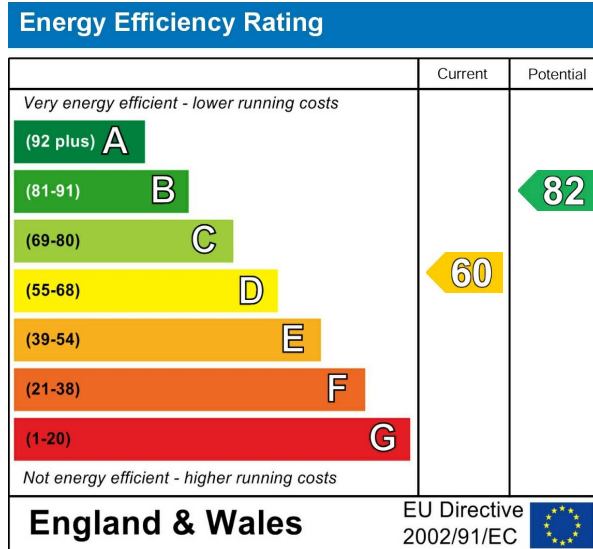
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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Tenure

We are advised by the vendor(s) that the premises are Freehold

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