



Kirkstone Drive | | Loughborough | LE11 3RW

Asking price £305,000



**RICHARD  
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ESTATE AGENTS & VALUERS

Kirkstone Drive |

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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**

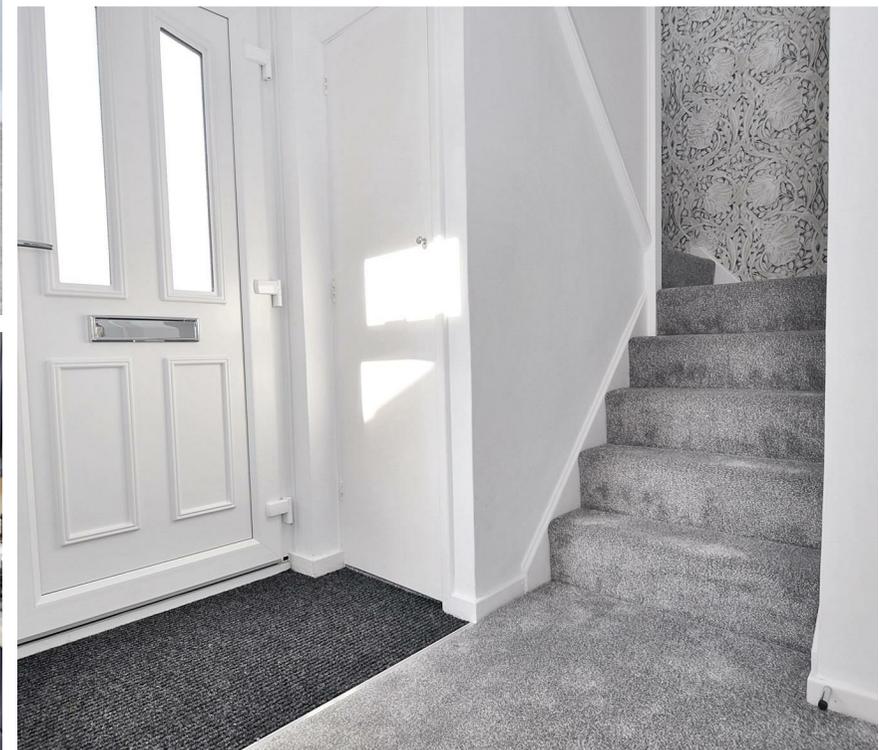
Featuring a newly fitted three piece suite comprising P shape bath with mixer shower over, vanity wash hand basin unit, low level flush w/c and window to the side. There is a also a small storage cupboard for towels etc.

### **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

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

### Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - 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>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"Close to numerous amenities"*





Approx Gross Internal Area  
89 sq m / 961 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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