



**KIRKSTONE DRIVE,
LOUGHBOROUGH LE11 3RN**

**£259,950
FREEHOLD**

Offered for sale with no upward chain is this well maintained 3 bedroom semi on the outskirts of Loughborough. Within walking distance of both Holywell Primary School and Loughborough University, this family home is beautifully situated on the Forest side of town. Internally there is a 16ft lounge, separate dining room, fitted kitchen, 3 bedrooms and upstairs bathroom, with detached garage, block paved driveway and private garden outside.

**EDWARDS**
SALES AND LETTINGS

KIRKSTONE DRIVE

No upward chain | Three bedrooms | Upstairs family bathroom | 16ft lounge | Separate dining room | Fitted kitchen | Detached garage | Driveway | Charnwood Borough Council Tax Band

C | EPC Rating D



PROPERTY SUMMARY

Offered for sale with no upward chain is this well maintained 3 bedroom semi on the outskirts of Loughborough. Within walking distance of both Holywell Primary School and Loughborough University, this family home is beautifully situated on the Forest side of town. Internally there is a 16ft lounge, separate dining room, fitted kitchen, 3 bedrooms and upstairs bathroom, with detached garage, block paved driveway and private garden outside.

FULL DETAILS

Entering through the front porch, there is a further door into the entrance hall which is light and airy with windows at both the top and bottom of the stairs, handy storage cupboard and door into lounge. The 16ft lounge has a feature corner fireplace and double doors leading into the separate dining room, which in turn has recently replaced double glazed sliding doors leading out into the rear garden. Completing the ground floor is the fitted kitchen which has a built in storage cupboard and external door to the side of the property.

Upstairs there are two double bedrooms; the rear bedroom has built in storage cupboard (housing boiler) and currently accommodates a king size bed. There is also a single bedroom to the front. Completing the upstairs is the family bathroom which comprises bath with shower screen and shower over, wash hand basin with vanity unit and w.c.

This property occupies a fantastic plot with garden and driveway to front, with the block paving continuing down the side of the property and forming a patio in the rear garden. Located in the rear garden is a detached garage. The garden is mostly lawn and benefits from being wider than average,

extending behind the garage. The width of this plot means there is potential to extend to the side, s.t.p.p.

Kirkstone Drive is immediately off of Forest Road, close to Nanpantan Road, and is located close to Holywell Primary School and Loughborough University. There is a children's play park at the end of the road, and this area also gives access to walks up to Burleigh Woods. Also within walking distance is a strip of independent shops.

PORCH

ENTRANCE HALL

LOUNGE

16' 5" x 11' 0" (5m x 3.35m)

DINING ROOM

9' 0" x 8' 9" (2.74m x 2.67m)

KITCHEN

9' 3" x 8' 9" (2.82m x 2.67m)

LANDING

BEDROOM ONE

12' 9" x 11' 2" max. (3.89m x 3.4m)

BEDROOM TWO

10' 8" x 9' 11" (3.25m x 3.02m)

BEDROOM THREE

7' 10" x 7' 1" (2.39m x 2.16m)

FAMILY BATHROOM

DETACHED GARAGE

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the

provider is expected to pay us the corresponding Referral Fee.

KIRKSTONE DRIVE







KIRKSTONE DRIVE

ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

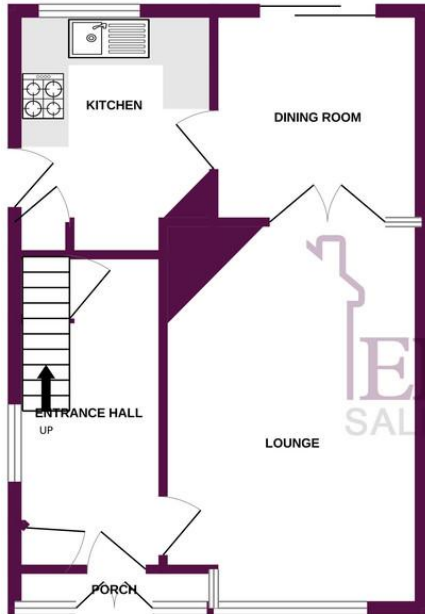
Council Tax – Band C

Viewings – By Appointment Only

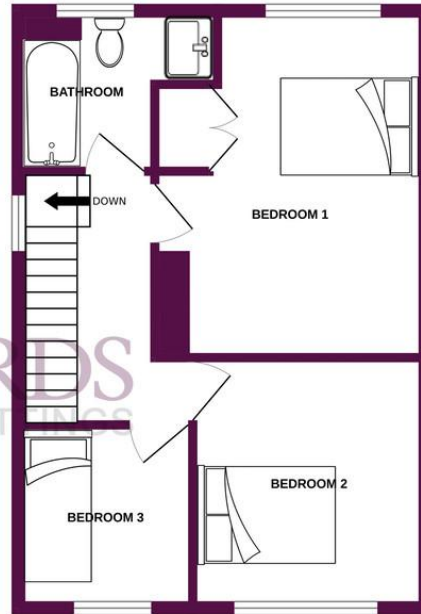
Tenure – Freehold



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

EDWARDS
SALES AND LETTINGS

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OFFICE

38 Frederick Street
Loughborough
LE11 3BJ

01509 268208
info@helloedwards.co.uk
www.helloedwards.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements