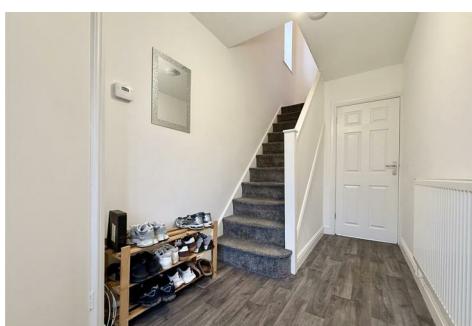


# Holders

A Modern Estate Agent



**81 Kirkstone Drive, Loughborough, LE11 3RN**

**£279,950**

Holders Estate Agents are delighted to bring to market with NO UPWARD CHAIN this upgraded three bedroom semi detached home situated in the sought after Forest Side area of Loughborough, within catchment of Holywell Primary School and close to Loughborough University. The property has been renovated when the current owners purchased it and this included a new kitchen, bathroom, flooring and neutral colours throughout. In brief the internal accommodation offers an entrance hallway, lounge, kitchen and dining room. Upstairs there are three bedrooms and the family bathroom. Outside it offers a great location, off road parking, single detached garage and established front and rear gardens.

Upon entry to the property you arrive in the spacious entrance hall, this provides access to the lounge, kitchen, built in large storage cupboard and there are stairs rising to the first floor.

The lounge is situated at the front of the property, it is a lovely light filled room with a window overlooking the front garden.

The kitchen is fitted with a matching modern range of wall and base units with countertops above, it also benefits from a built in electric oven, induction hob and stainless steel extractor hood over. There is space for an American style fridge freezer, space and plumbing for a washing machine, built in sink/drainer and door to the side elevation leading outside and window overlooking the rear garden. From the kitchen there is a sliding door that leads you to the dining room.

The dining room is situated at the rear of the property and is a very versatile room, it is currently set up for dining but could also work as a snug, playroom or study etc. This room enjoys a lovely outlook over the garden and there are sliding doors taking you straight outside.

Ascending to the first floor you arrive on the landing, this provides access to all three bedrooms, family bathroom, loft and there is a window to the side allowing plenty of natural light.

The main bedroom is situated at the rear of the property, it is a very good sized double room and has the addition of fitted wardrobe storage. There is more than ample space in here for a double bed and the associated bedroom furniture, it also offers a large window providing a great view over the rear garden.

The second bedroom is another very well proportioned double room, this one is situated at the front of the property complete with a window providing an attractive outlook.

Bedroom three is a good sized single bedroom, currently set up as a home office. It too has a window at the front elevation providing a nice outlook.

The family bathroom is fitted with a modern three piece suite comprising bath with shower over, low flush w.c., pedestal wash hand basin and frosted window to the rear elevation.

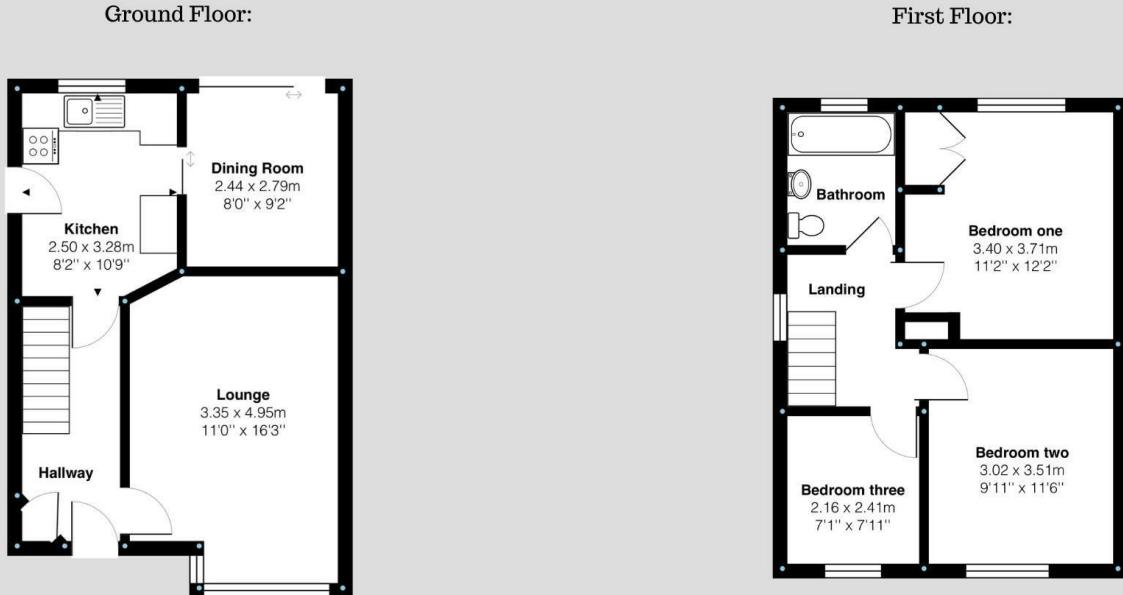
Outside you find the property just set back from

the road, there is off road parking to the front as well as a lawned front garden with hedging providing screening and privacy. There is access down the side of the property which in turn leads to the detached single garage, complete with lighting and power. The rear garden is a great space to enjoy, it has a paved patio area and good sized lawn all of which is kept private by wooden fencing and hedging.

#### **Disclaimer**

#### **Extra information**

## Floor Plan



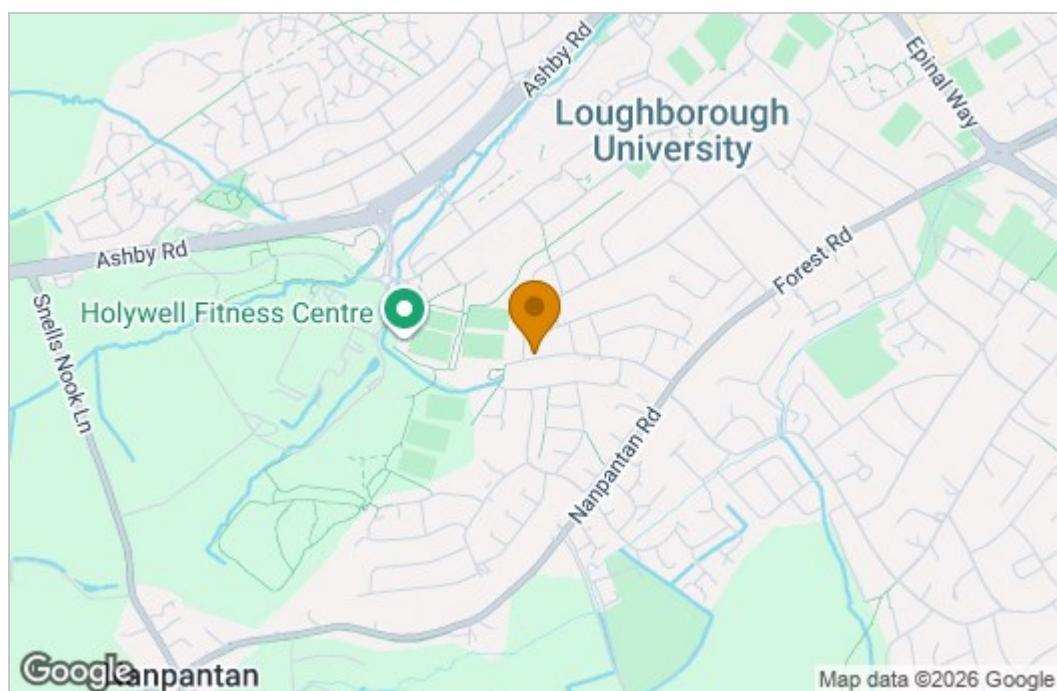
Kirkstone Drive, Loughborough  
Internal Square Footage: Approx 904 sq.ft

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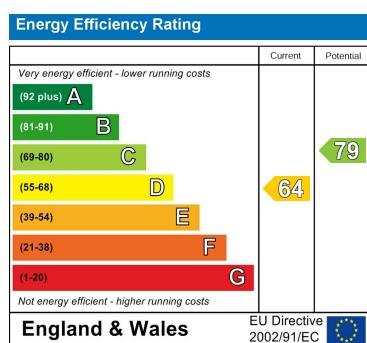
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## Area Map



## Energy Efficiency Graph



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