

# Holders

A Modern Estate Agent



155 Highland Drive, Loughborough, LE11 2HT  
£250,000

Nestled in the heart of the desirable Grange Park development in Loughborough, this exquisite and thoughtfully extended two-bedroom link-detached coach house is a true gem of modern living. The property has been meticulously enhanced by the current owner, incorporating a downstairs extension that has introduced a conveniently located ground floor WC, as well as a spacious reception room and an inviting hallway.

Upon entering, you are greeted by a bright and airy entrance hallway that sets the tone for the rest of the home. The ground floor features a well-proportioned reception room which serves as an excellent space for relaxation or entertaining guests. The added downstairs WC provides practicality and enhances the living experience, making it ideal for families or guests.

Ascend to the first floor where you will find a generously sized landing equipped with ample storage cupboards that ensure a clutter-free environment. The open plan kitchen/living/dining area is a standout feature, offering a contemporary space perfect for both everyday living and hosting gatherings. Large windows allow natural light to flood the room with open views to front elevation, creating a warm and welcoming atmosphere. The kitchen is well-equipped with modern appliances and provides plenty of storage for culinary essentials.

This delightful home boasts two spacious bedrooms, each featuring built-in cupboards that maximize storage without compromising on space. Adjoining these bedrooms is a stylishly appointed shower room.

Outside, you will discover private parking conveniently located to the rear of the property.

Situated in the highly esteemed Grange Park development, this property is ideally suited for first-time buyers or investors seeking a valuable addition to their portfolio. The location provides excellent access to major road links, including the A6, ensuring straightforward travel to nearby industrial centers. Residents will also appreciate the proximity to a range of local amenities, including a supermarket, inviting coffee shops, a brand new community center, and several outdoor play areas. Scenic walking routes meander through the estate, leading you across expansive open fields, perfect for enjoying the beauty of the outdoors.

Given its numerous attractive features and prime location, a viewing of this property comes highly recommended to fully appreciate its charm and potential.

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1. Intending purchasers will be asked to produce identification documentation.

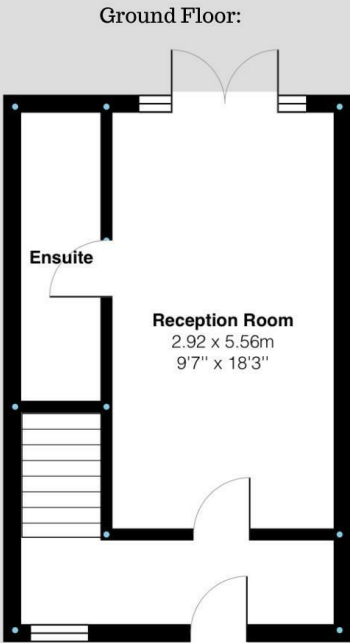
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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Floor Plan



Highland Drive, Loughborough  
Internal Square Footage: 990 sq.ft

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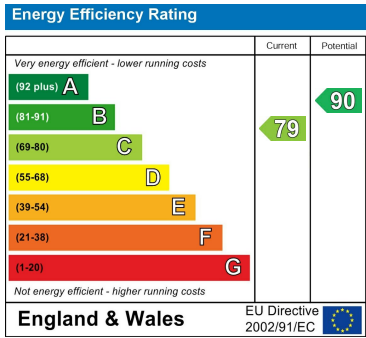
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Area Map



Energy Efficiency Graph



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