

# Holden's

A Modern Estate Agent



46 Highland Drive, Loughborough, LE11 2HU

£365,000

A superbly presented four bedroom home in a lovely quiet cul-de-sac location with driveway providing off road parking and a garage. This modern build property has spacious reception rooms and is well presented throughout.

Upon entering the property via the entrance hallway this provides access onto all ground floor accommodation and a w/c. The Lounge is spacious and is complete with dual aspect windows to front and side, a focal feature fireplace fitted with a coal effect gas fire and french doors to rear elevation making a wonderful space for all the family to enjoy.

The Kitchen Diner is also well sized housing space for a large dining set and a door leading to the utility room. The Kitchen is fitted with an array of modern base and eye level units integrated double oven and hob over, integrated larder fridge and freezer, integrated dishwasher and door through to the utility which is complete with space and plumbing for a washing machine and tumble drier and door to rear garden.

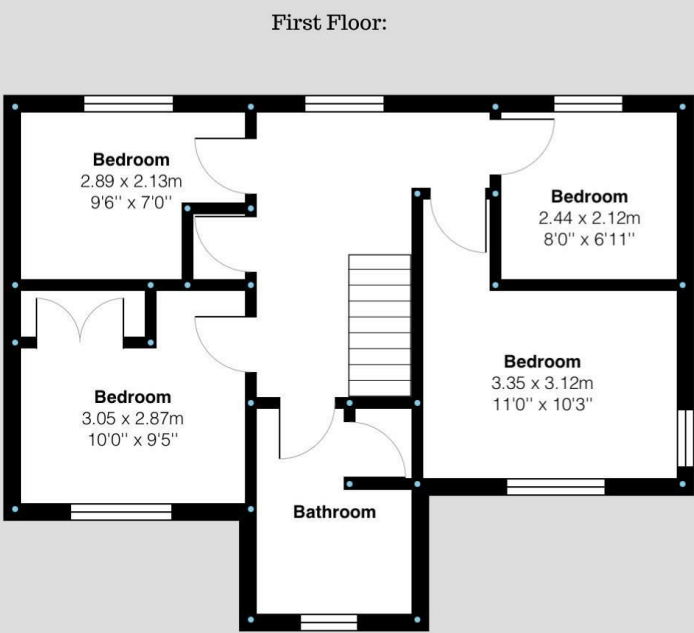
Ascend onto the first floor and you will find four well sized bedrooms and the family bathroom. The family bathroom is complete with a fitted bath with Mira power shower over, low flush w.c and wash hand basin.

To the outside the property is set in a tucked away setting and has a garage and off road parking to the rear with side gated access. The rear garden is enclosed and has been landscaped to include a patio area and a decking space.

### **Disclaimer**

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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Floor Plan



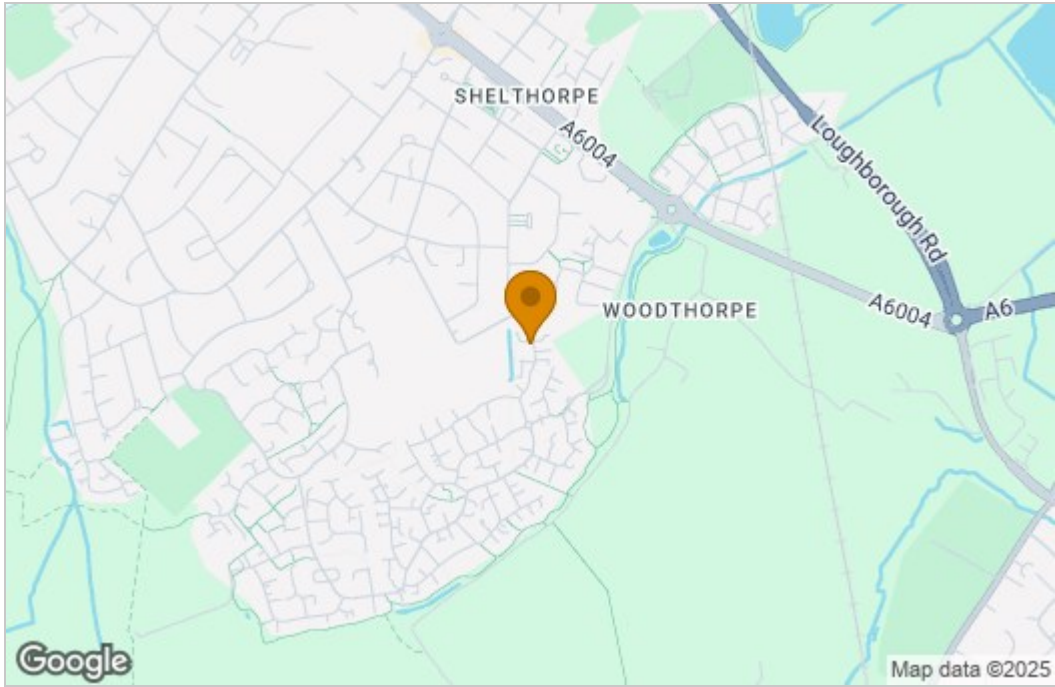
Highland Drive, Loughborough  
Internal Square Footage: 1012 sq.ft

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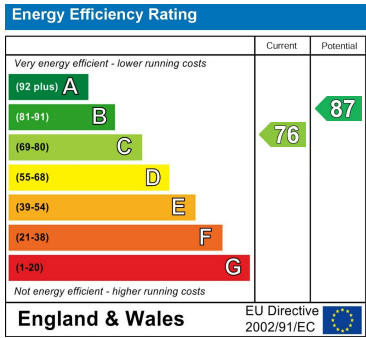
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Area Map



Energy Efficiency Graph



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