



Smiths  
your property experts



# Highland Drive

Loughborough

- Immaculate three-storey modern townhouse
- Built by local developers William Davis Homes
- Private lawned gardens with a South facing aspect
- Set back from the road in a tree-lined avenue
- Flexible living space with a floor area of circa 1,052 square feet
- Two/three bedrooms and two bathrooms
- Private study area on the first-floor landing
- Private parking and a garage to the rear

## General Description

Smiths Property Experts offer to the market this immaculate two/three-bedroom townhouse in a prominent and central position on the ever-popular Grange Park development. This modern property was constructed by well-respected local developers William Davis Homes and provides impressive floor space in excellent condition.

## The Location

There is easy access to the town centre and nearby Leicester via the A6 road network. The development provides a good choice of schooling and a collection of shops.







## The Property

Internally, expect to find bright and spacious living accommodation with a floor area of approximately 1,052 square feet. The layout is extremely flexible and in excellent order. The entrance hall leads to a w.c., a well-appointed kitchen/breakfast room and a dining room with direct garden access to the rear.

To the first floor is a large sitting room with a Juliet balcony to the front, a family bathroom, and a useful enlarged landing area with a private study area that looks out over the gardens.

Upstairs, on the second floor, are two large double bedrooms, including the principal suite boasting fitted wardrobes and en-suite facilities. As marketed by the developer from new, the sitting room or dining room would double as a good-sized third bedroom if required.

## The Outside

The property is set back from the road behind railings in a tree-lined avenue. To the rear, in a courtyard, there is private parking and a garage. Outside and to the rear are private lawned gardens with a Southerly aspect.







## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Charnwood Borough Council.

## Important Information

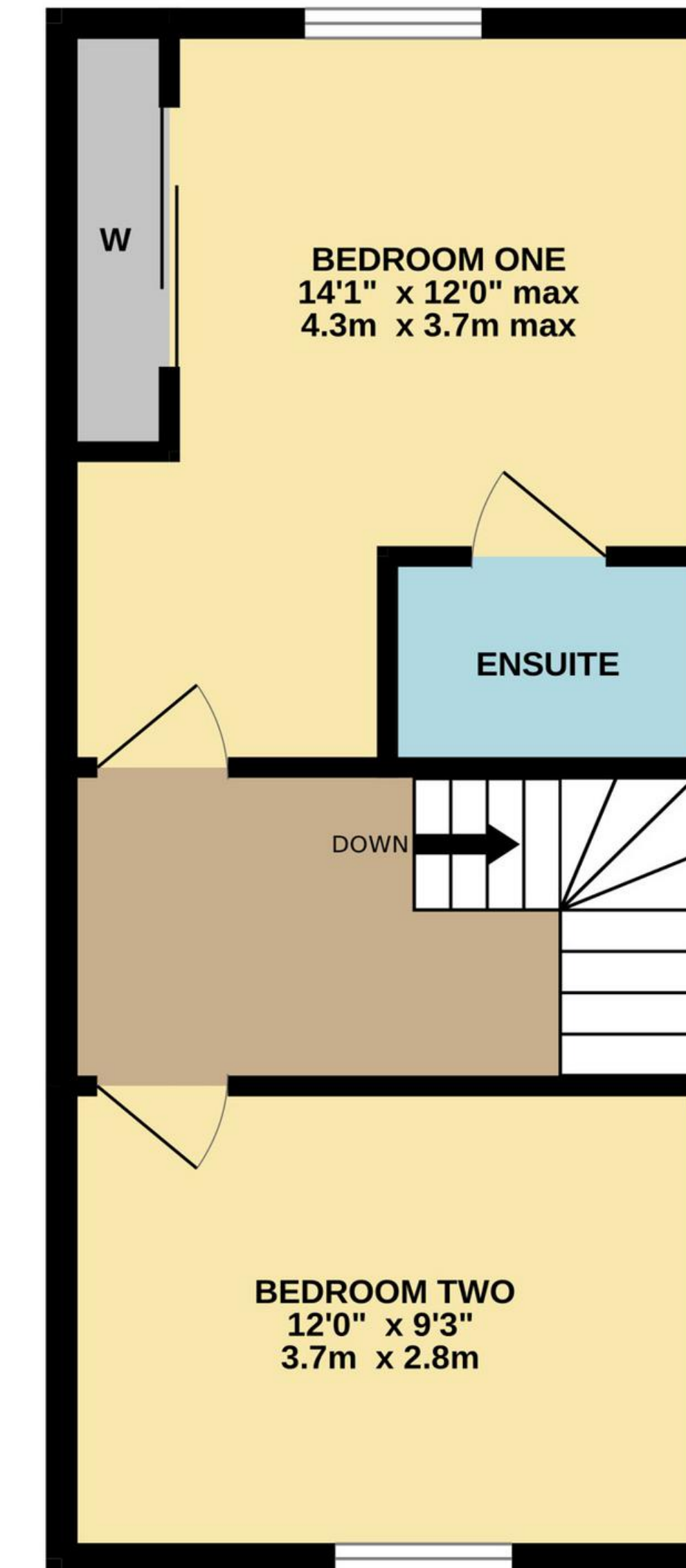
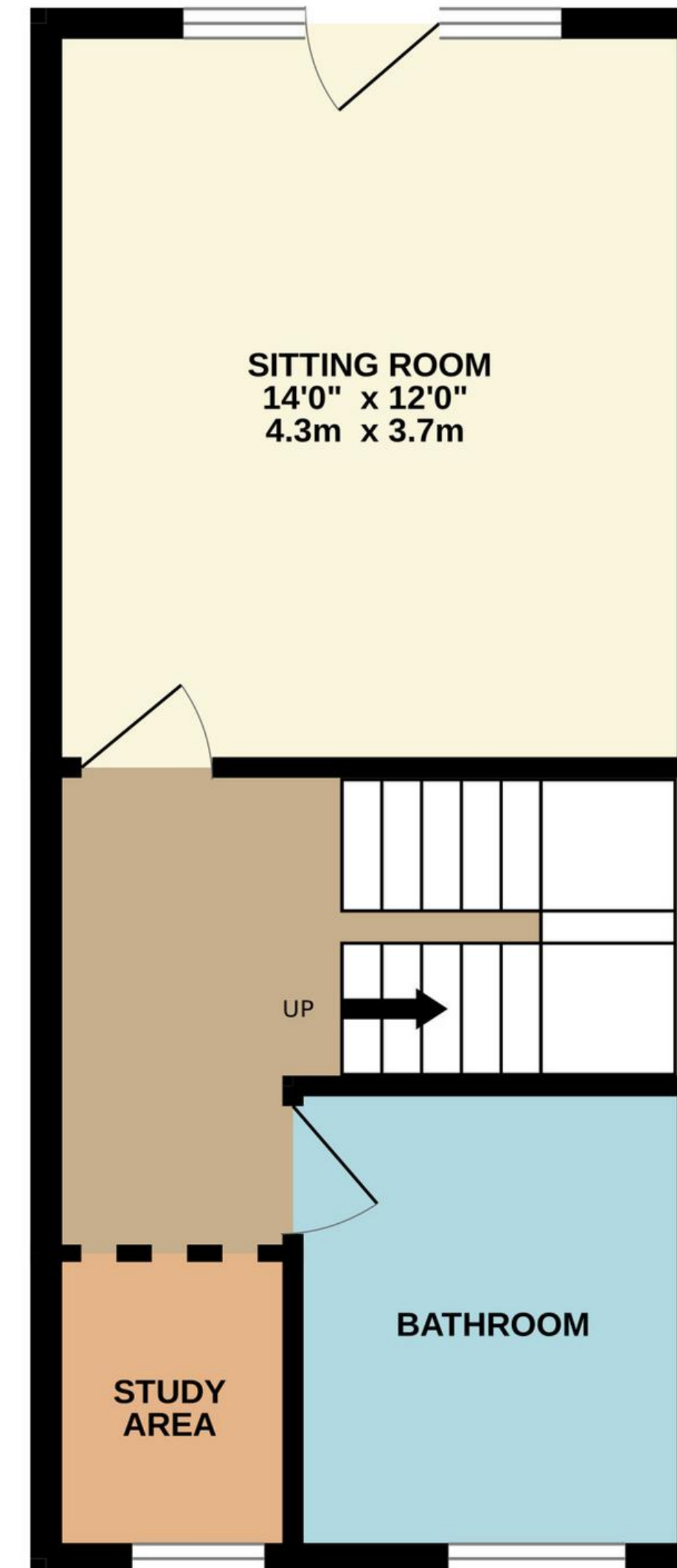
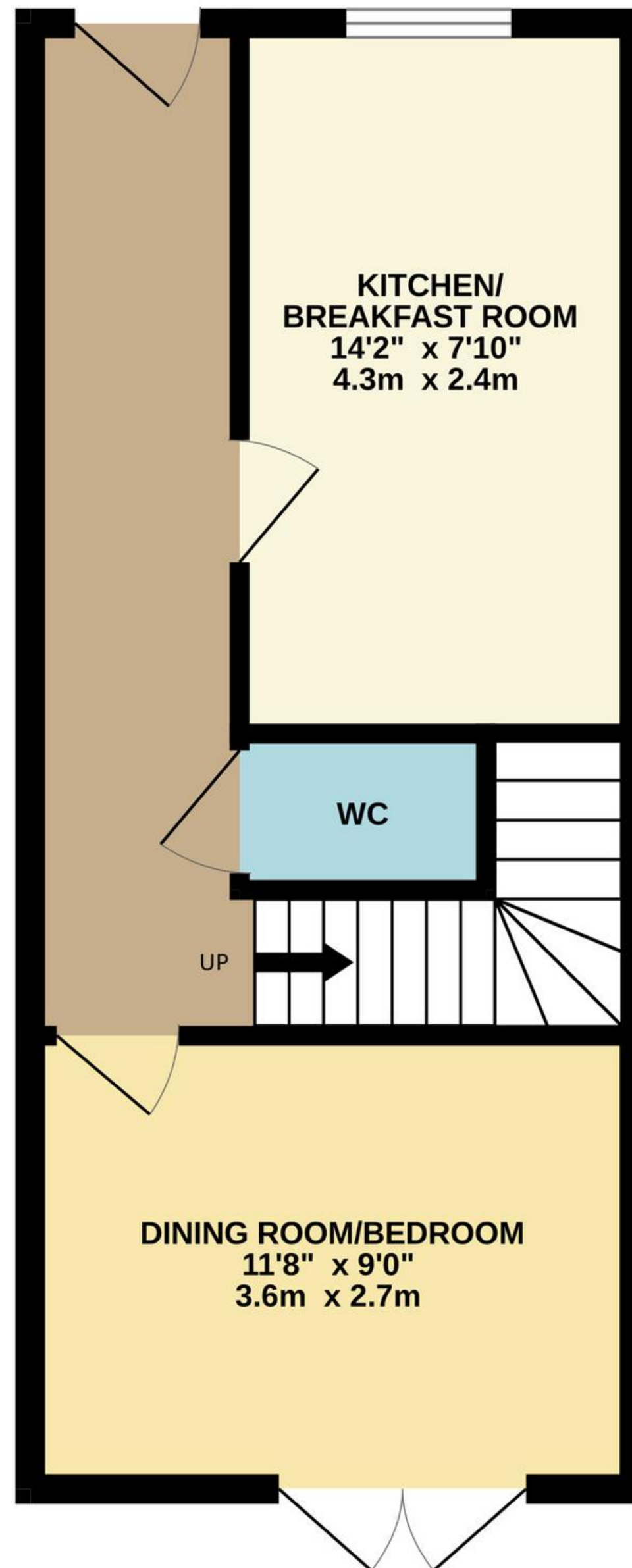
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## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.







TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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.

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