



Smiths
your property experts

Highland Drive

Loughborough

- Beautifully presented link-detached family home
- Immaculate, light-filled, and comfortable living space
- Four good-sized bedrooms and a modern bathroom
- Spacious sitting room with French doors and a gas fireplace
- Open-plan kitchen/diner and a separate utility room
- Lovely and well-maintained west-facing rear gardens
- Private off-road parking and a useful garage
- Corner position on the popular Grange Park development

General Description

Smiths Property Experts offer to the market this beautifully presented four-bedroom link-detached family home on a corner plot in the popular Grange Park development. This immaculate property benefits from many features of a modern home, including uPVC double glazing, gas central heating, and upgraded kitchen appliances. The rooms are well-proportioned throughout and have a well-planned layout. There is a private west-facing rear garden, as well as the added benefit of a garage located adjacent to the property.





The Property

The property is presented in immaculate decorative order, with the current owners having created a light-filled home that provides a comfortable living space.

The property is entered through a front door into a bright hallway with stairs leading to the first floor. There is a downstairs W.C. The open-plan kitchen/diner features clearly defined areas and is ideal for entertaining. The kitchen area includes base and wall units with integrated appliances, including a dishwasher, fridge, and freezer, along with a recently updated electric hob, extractor, and a double oven. The utility room has plumbing for a washing machine and space for a full-sized tumble dryer. It also houses the central heating boiler, whilst the sitting room has a dual aspect, with French doors opening onto the rear garden and a feature gas fireplace.

Upstairs, and leading from the landing, are four good-sized bedrooms. Two of the bedrooms benefit from built-in wardrobes, and the bathroom has a modern white suite with a power shower over bath.



The Outside

The property benefits from a corner position, with railings to the front boundary, a low-maintenance front garden, and a storm porch leading to the front door.

The delightful and well-maintained rear garden has a west-facing aspect, with a seating terrace, a timber pathway leading over a shaped lawn to a raised deck, ideal for alfresco dining or a hot tub. There is a rear gate that leads to the parking space and garage, conveniently located adjacent to the house.



The Location

The property is situated in the popular Grange Park development, being within the catchment area for Outwoods Edge primary school and Woodbrook Vale secondary school. The estate has excellent access to the A6 and Leicester city centre. There is a collection of shops, including a supermarket, and beautiful countryside walks nearby.

Loughborough is known for its renowned university, and the town centre offers an array of shops and amenities, including numerous independent local businesses such as coffee shops and eateries. Additionally, there are superb sporting facilities, and a convenient train station with direct links to London St Pancras.

Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

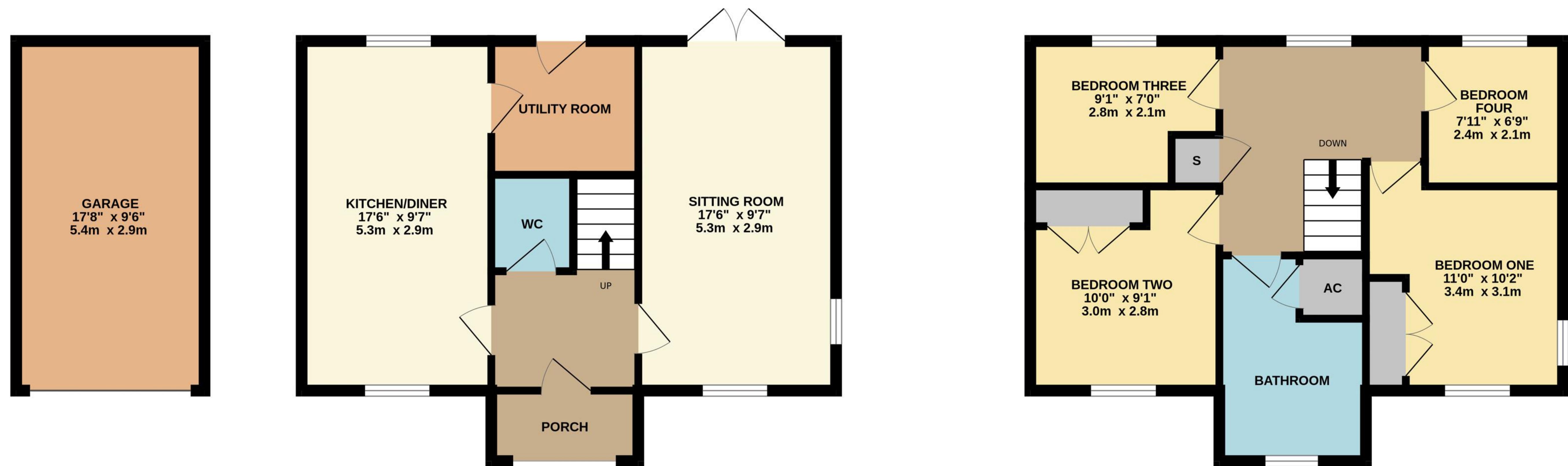
The garage is on a 99-year lease from 2010.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1165 sq.ft. (108.3 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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