



HIGHLAND DRIVE, LOUGHBOROUGH

OFFERS OVER: £190,000



Rezide Estate Agents is delighted to introduce Highland Drive, a beautifully presented freehold coach house offering an exceptional opportunity for both investors and first-time buyers seeking to step onto the property ladder without the constraints of a leasehold. The home enjoys stunning panoramic views over the neighbouring golf course and features two well-appointed bedrooms, an open-plan living and kitchen area, a stylish bathroom, a single garage and off-road parking for two vehicles.





As you approach the property, you are greeted by an attractive green space that separates the home from the golf course, creating a serene and open outlook. Upon entering through the front door, there is a handy storage cupboard on the left, while directly ahead lies the internal access to the single garage, complete with power, lighting, and an additional storage area that includes a tap—perfect for car washing or general use.







Upstairs, the landing opens into a spacious open-plan living and kitchen area with contemporary décor and plenty of natural light. The kitchen is fitted with modern wood-effect units, an electric oven, and a gas hob, complemented by tile-effect flooring and LED lighting. A large window overlooks the parking area, while the adjoining lounge and dining area boasts dual-aspect windows that flood the room with light and frame the exceptional golf course views—an enviable feature rarely found in modern developments.



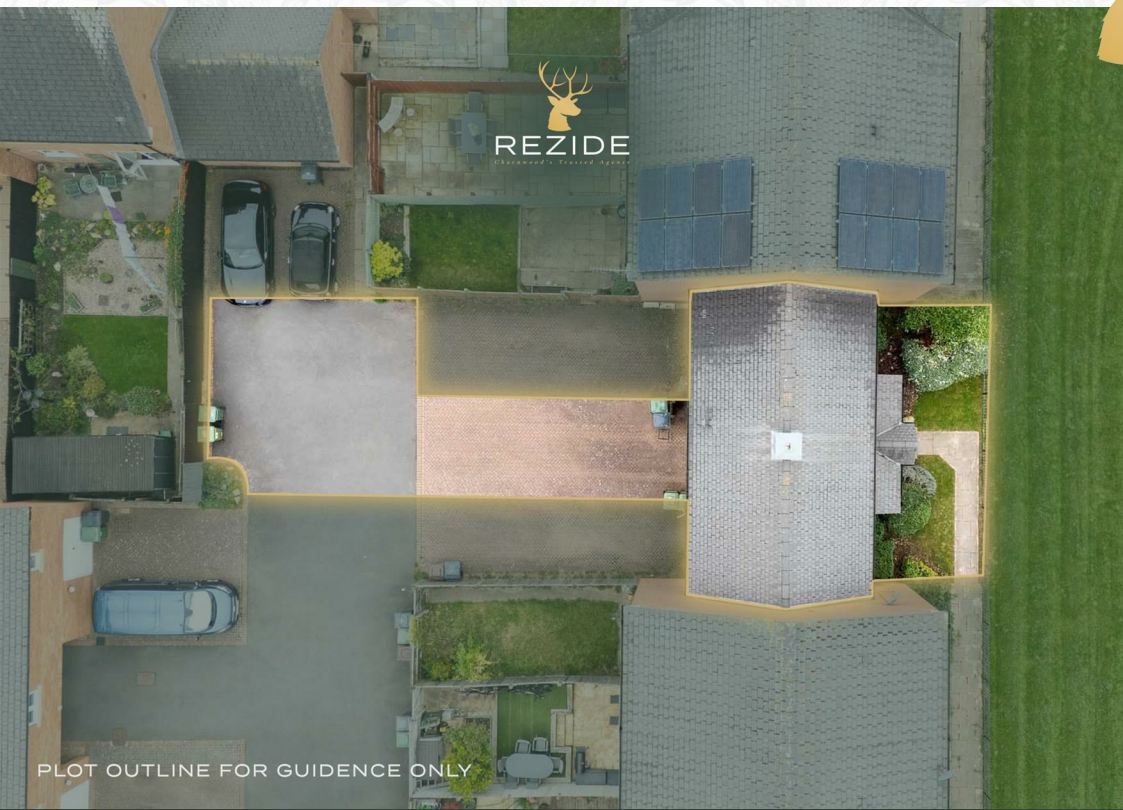


From the living space, a hallway leads to two double bedrooms, both tastefully decorated with carpeted floors. Both bedrooms enjoy the same scenic views and the second includes built-in mirrored wardrobes for additional storage. The hallway also offers two storage cupboards, one housing a recently installed modern combi boiler and the loft hatch above. The bathroom is stylishly finished with contemporary tiling, a three-piece suite including a bath with an overhead shower and glass screen, a floating washbasin, and LED lighting. A frosted glass window provides privacy while maintaining brightness.





Outside, the property benefits from a block-paved driveway with parking for two vehicles. In addition to the private garage linked to the coach house, there are two further single attached garages below the living space. These are leased for 999 years from 2010 at a peppercorn rent to specific nearby buildings, with strict covenants in place to protect the freeholders' interests. Further details on the garage arrangements can be provided upon request.



Highland Drive represents a fantastic opportunity for those seeking a modern, well-maintained home in a highly desirable location. Situated on the Grange Park estate on the edge of Loughborough, the property offers excellent access to local amenities including the Aldi shopping complex, a large Tesco, and Loughborough Town Centre. There are also scenic countryside walks nearby and convenient road links via the A6 towards Leicester. The property is also a ten minute bicycle ride from Loughborough university.

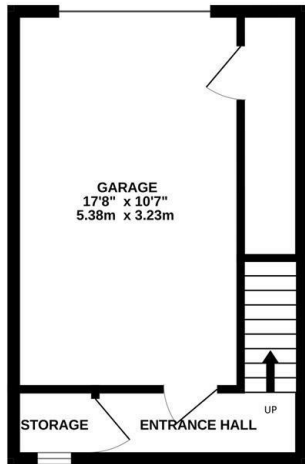
For more information or to arrange a viewing, please contact Rezone Estate Agents on (01509) 274474.



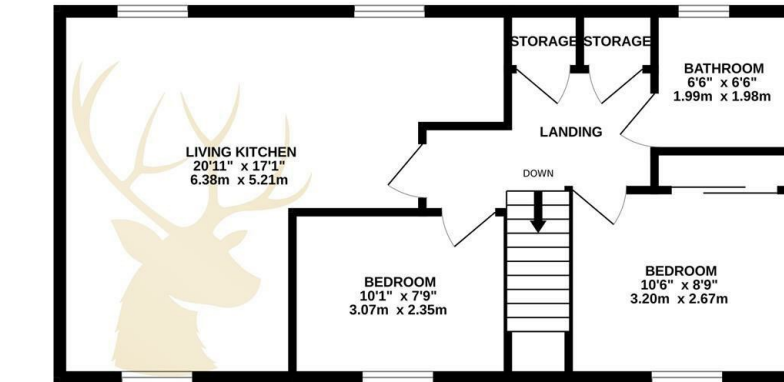
KEY FEATURES:

- Attractive green space with serene golf course outlook
- Integral garage with power, lighting, tap, and storage
 - Bright open-plan living/kitchen with modern fittings and golf course views
- Two double bedrooms, one with built-in mirrored wardrobes
- Stylish bathroom with modern tiling, bath with shower, and LED lighting
- Driveway for two cars plus additional leased garages; close to amenities, countryside walks, and transport links

GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



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TOTAL FLOOR AREA : 867 sq.ft. (80.5 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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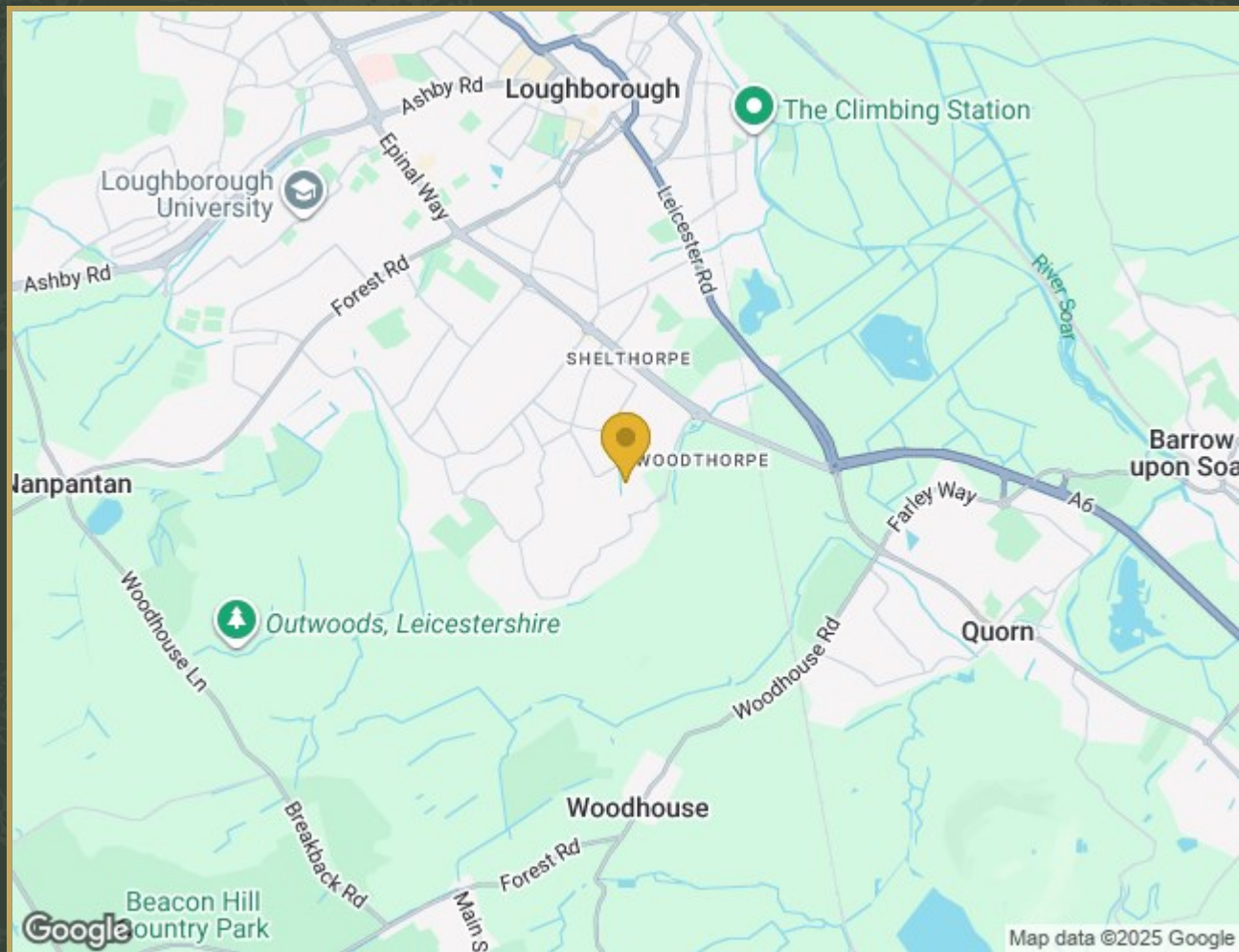


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(12 plus) A		
(81-91) B		
(60-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Property Location



60 Highland Drive, Loughborough, LE11 2HU

