



Highland Drive, Loughborough

welcome to

Highland Drive, Loughborough

****FOR SALE**** this four-bedroom semi-detached family home in the heart of the desirable Grange Park development in Loughborough. Residents will also appreciate the proximity to a range of local amenities, including a supermarket, inviting coffee shops and outdoor play areas.

Entrance

Entrance to the property is via a porch into the entrance hallway. The entrance hallway has laminate flooring and doors to all ground floor rooms.

Ground Floor Wc

The ground floor wc has laminate flooring and comprises of low level wc, hand wash basin with tiled splashback and a radiator.

Lounge

21' 1" x 11' 3" (6.43m x 3.43m)
The lounge has a upvc double glazed window to the front elevation, carpeted flooring, coving to the ceiling and French doors which open onto the rear garden.

Kitchen Diner

18' 3" x 23' maximum (5.56m x 7.01m maximum)
The kitchen diner has laminate flooring, partially tiled walls, a range of wall and base units with roll edge work surfaces over, integrated double electric oven and gas hob, extractor fan, inset ceiling spotlights, stainless steel sink with mixer tap and drainer, upvc double glazed windows to the front and rear elevations and a door to the utility room.

Utility Room

The utility room has base and wall mounted units, space and plumbing for a washing machine, stainless steel sink with drainer, partially tiled walls and a upvc double glazed door to the rear garden.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, doors to all first-floor rooms, a loft hatch and a radiator.

Bedroom One

10' 8" x 18' 3" (3.25m x 5.56m)
Bedroom one has carpeted flooring, coving to the ceiling, a upvc double glazed window to the front elevation and a door to the ensuite.

Ensuite

The ensuite has a three-piece suite comprising of shower cubicle with shower over, a low level wc and a hand wash basin. The ensuite also has a heated towel rail, vinyl flooring and a upvc double glazed window to the front elevation.

Bedroom Two

11' 6" x 12' 11" (3.51m x 3.94m)
Bedroom two has carpeted flooring, coving to the ceiling, a radiator and two upvc double glazed windows to the front elevation.

Bedroom Three

10' 5" x 11' (3.17m x 3.35m)
Bedroom three has carpeted flooring, a radiator, a upvc double glazed window to the rear elevation and a storage cupboard.





Bedroom Four

7' 11" x 9' (2.41m x 2.74m)

Bedroom four has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Family Bathroom

The family bathroom has vinyl flooring, partially tiled walls, a upvc double glazed window to the rear elevation and a three-piece suite comprising of bath with shower over, low level wc and pedestal hand wash basin.

Outside

To the front of the property there is a gated entrance, is laid to lawn with a shrubbed border. To the rear of the property there is access to the garage, a rear garden that is fenced to boundaries and is laid to lawn. The garage has an up and over door.



view this property online williamhbrown.co.uk/Property/LBH115079



welcome to

Highland Drive, Loughborough

- Semi Detached
- Four Well-Proportioned Bedrooms
- Ground Floor WC
- Utility Room
- Gas Central Heating and Upvc Double Glazing

Tenure: Freehold EPC Rating: C

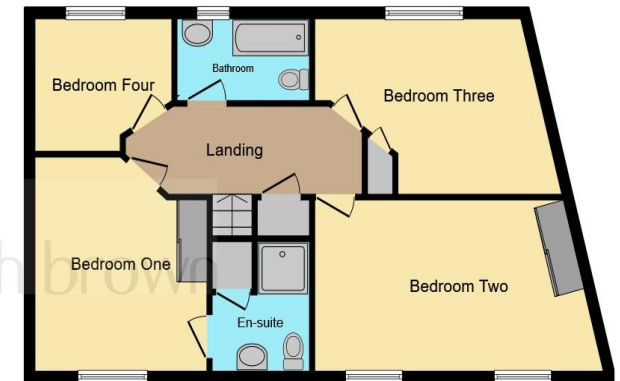
Council Tax Band: D

offers over

£375,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LBH115079



Property Ref:
LBH115079 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk