



Highland Drive, Loughborough



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£260,000

- MODERN TOWN HOUSE
- THREE BEDROOMS
- VERSITILE LAYOUT
- WITHIN THE HEART OF GRANGE PARK
- GROUND FLOOR W.C.
- EN-SUITE SHOWER ROOM
- FREEHOLD
- EPC rating C



Situated within the heart of Grange Park is this mid-townhouse which would make a great home for the professional couple seeking easy living or indeed those with teenagers where versatility and bedroom size is important. The neutrally decorated interior is ready to move into featuring laminate flooring throughout the ground floor and in particular, an attractive well planted low maintenance garden featuring a sun deck and artificial lawn.

Enter through the hallway with a handy ground floor W.C. and into the front facing breakfast style kitchen which has room for a breakfast bar or bistro set along with integrated appliances including built-in stainless steel electric oven, four ring gas hob and extractor, fitted fridge, plumbing for washing machine and ceiling spotlights. The original design of this property offers a ground floor bedroom three, with many utilising this space as a garden room having French doors leading out into the garden, ideal for summer entertaining.

The first floor landing is large enough to accommodate a study type desk along with the principal bathroom and main lounge enjoys inward opening full height glazed door and Juliet balcony. There are two double bedrooms on the second floor with the master having built-in wardrobes and sliding mirrored doors along with an en-suite shower room with a Mira mixer shower and heated towel radiator.



The private and fully enclosed rear garden has artificial lawn and planted border, space for a garden shed and low maintenance composite sun-deck. Gated access to the rear leads out onto a driveway and brick built single garage with up and over door and this is access by adjacent road Hugh Foss Drive.

Grange Park is an ever popular development by William Davis Homes offering swift access to countryside walks and nearby schools including Outwards Edge and Mountfields primary along with Woodbrook Vale secondary. There is also a central community centre hub which hosts various events, small children's park as well as a larger park within another area of the development.

Good to know: The property has uPVC double glazing throughout. Gas central heating power by a conventional ideal gas boiler located in one of the kitchen cupboards and hot water there in the bathroom airing cupboard.

To find the property, proceed south on Epinal Way continuing ahead at the Shelthorpe roundabout onto Ling Road. Turn right at the next roundabout heading to Grange Park on Allendale Road next roundabout turn left onto Highland Drive where the property is situated upon the left-hand side as identified by the agent for sale board.

ENTRANCE HALLWAY 6.12m x 2.71m (20'1" x 8'11")

KITCHEN 4.33m x 2.33m (14'2" x 7'7")

GROUND FLOOR W.C 1.49m x 1.06m (4'11" x 3'6")

BEDROOM THREE/GARDEN ROOM 3.45m x 2.68m (11'4" x 8'10")

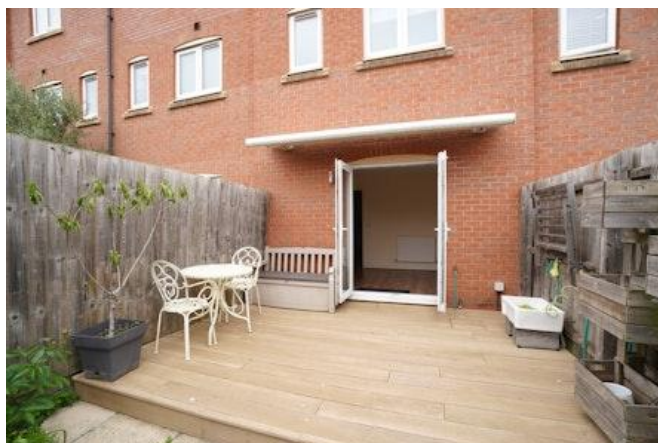
LOUNGE 4.29m x 3.45m (14'1" x 11'4")

BATHROOM 2.66m x 2.33m (8'8" x 7'7")

BEDROOM ONE 3.45m x 3.19m (11'4" x 10'6")

EN-SUITE SHOWER ROOM 2.37m x 1m (7'10" x 3'4")

BEDROOM TWO 3.45m x 2.64m (11'4" x 8'8")





SERVICES

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

DISCLAIMER

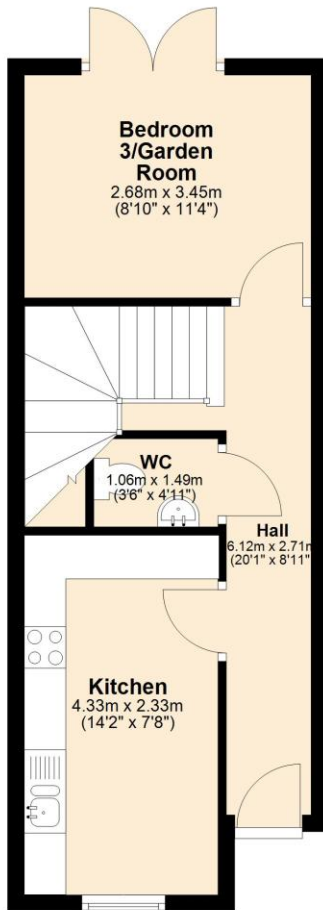
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

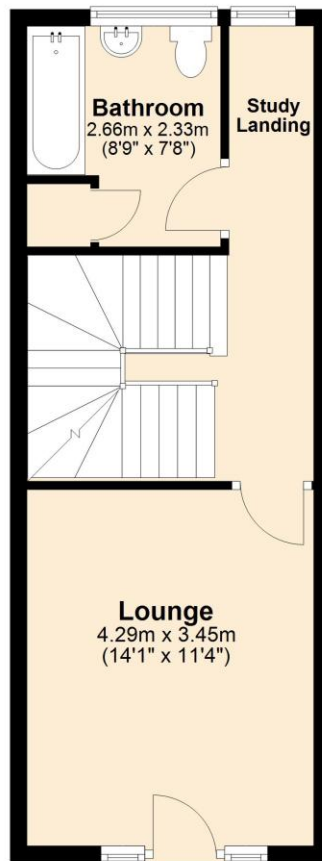
Ground Floor

Approx. 18.1 sq. metres (194.6 sq. feet)



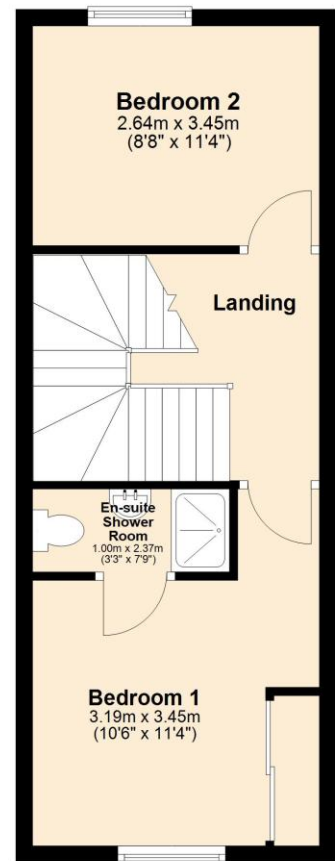
First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)

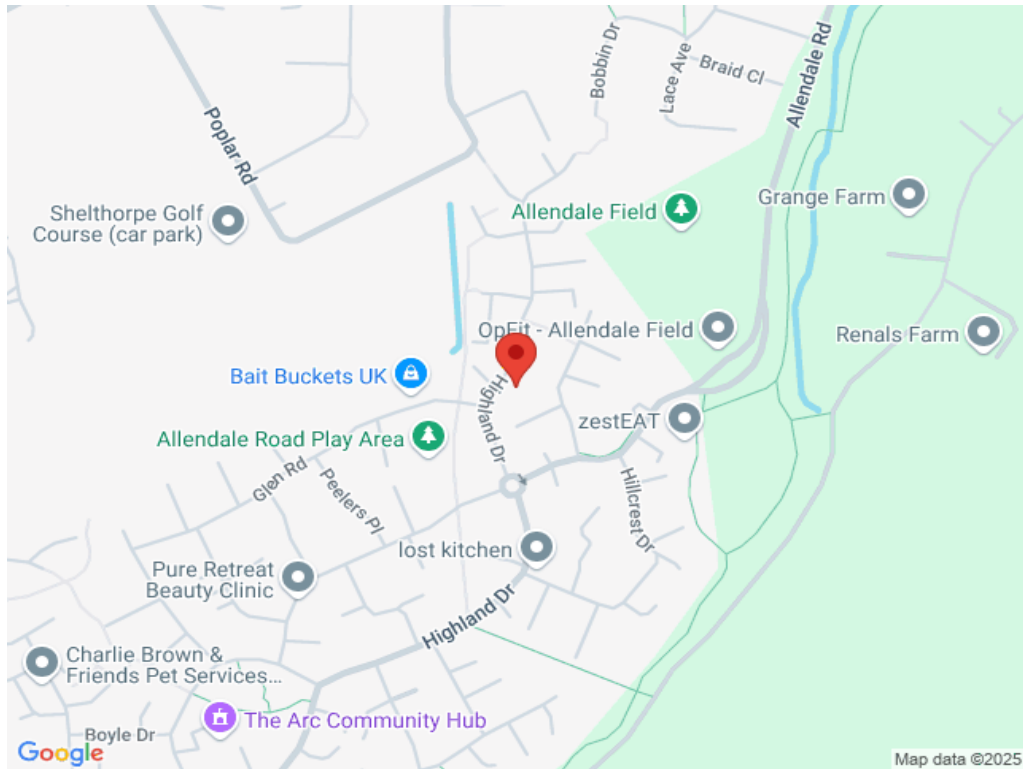


Second Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 87.7 sq. metres (944.2 sq. feet)



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