



Highland Drive, Loughborough



£370,000

- FOUR BEDROOM SEMI
- IN EXCESS OF 1,400 SQUARE FEET
- DRIVE & GARAGE
- DECEPTIVE LAYOUT
- FAVOURED LOCATION
- MASTER EN-SUITE
- FREEHOLD
- EPC rating C



This particularly deceptive four bedroom semi detached house spans in excess of 1,400 square feet and is therefore larger than many of the detached houses nearby!

Special reference should really be made to the floorplans to fully appreciate the size of accommodation on offer.

Initially on entry via the porch into the spacious hallway which has a WC and into the front to rear lounge which is light, bright and airy and has a pair of double glazed doors out to the garden, a media wall with electric fire, sound bar and sockets for TV.

The kitchen diner also spans front to rear, with the dining space being ideal for entertaining. To the kitchen section, a built in double oven and grill along with microwave, four ring gas hob and a dishwasher. A comprehensive range of storage units at both base and eye level and ample work surface area, halogen lighting illuminates.

The separate utility has a second sink unit, plumbing for washing machine, space for a tumble dryer and a really good array of eye level cupboards, one of which houses the central heating boiler. Access to the garden.



At first floor, the master bedroom is to the front and is en-suite, bedroom two is above the dining area and really is a good size having two windows. The third double bedroom is to the rear with a view over the garden, the fourth has the same aspect and is a particularly good size single.

Finally the three piece family bathroom has Roca sanitary ware with mains shower over the bath with hinged screen and ladder design centrally heated towel rail.

Outside at the front, a laurel hedge with metal railings within fronts the pavement with a paved path bisecting two areas of lawn and two mature silver birch trees. At the rear, there's a full width paved patio and a rectangular section of lawn fully enclosed by timber fencing and natural hedge. To the rear of the garden a gate to the drive and garage.

The location and estate has proved to be a popular one and for young families a play park opposite. Viewing is essential to appreciate the size of accommodation that is on offer.

PORCH 1.3m x 1.03m (4'4" x 3'5")

HALL 2.07m x 2.04m (6'10" x 6'8")

LOUNGE 6.41m x 3.44m (21'0" x 11'4")

KITCHEN DINER 6.41m x 3.17m (21'0" x 10'5")

UTILITY ROOM 2.53m x 2.06m (8'4" x 6'10")

GROUND FLOOR WC 1.61m x 1.03m (5'4" x 3'5")

BEDROOM ONE 4.04m x 3.54m (13'4" x 11'7")

EN-SUITE 2.4m x 1.96m (7'11" x 6'5")

BEDROOM TWO 4.42m x 3.27m (14'6" x 10'8")

BEDROOM THREE 3.19m x 3.06m (10'6" x 10'0")

BEDROOM FOUR 2.71m x 2.42m (8'11" x 7'11")

BATHROOM 2.91m x 1.47m (9'6" x 4'10")





SERVICES & TENURE

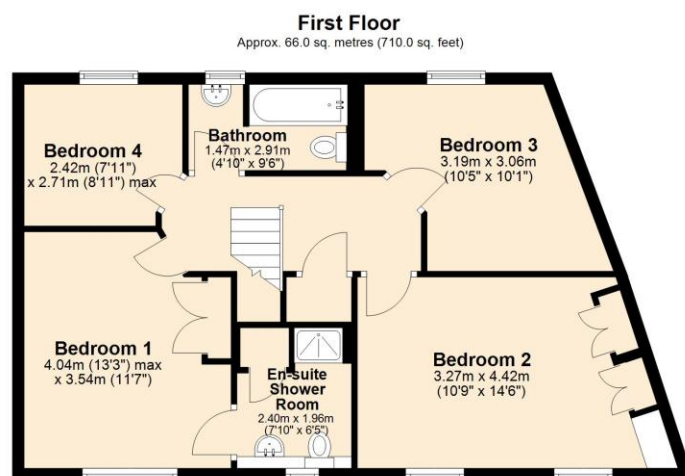
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

DISCLAIMER

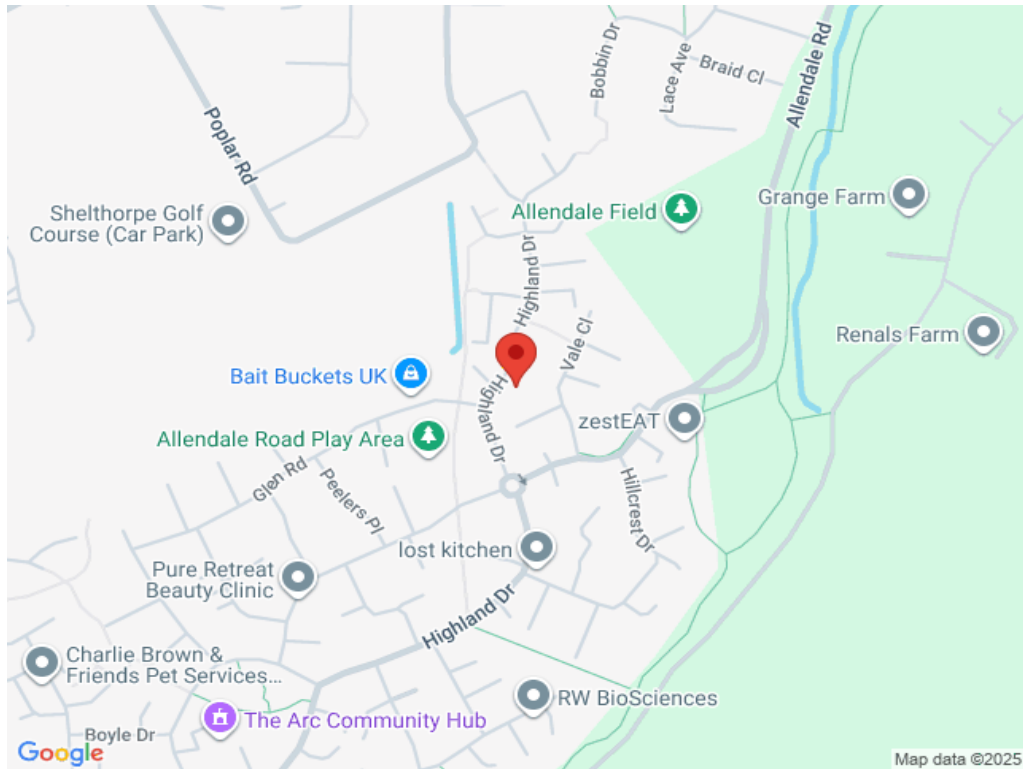
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.



Total area: approx. 132.2 sq. metres (1423.3 sq. feet)



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