



## 29 Highland Drive, Loughborough

£300,000 Freehold

Let there be light! This fantastic double-fronted home on the highly-desirable Highland Drive takes full advantage of its excellent position to form a beautiful light filled home, with windows galore!

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This stellar property consists of a self-contained entrance hall, which gives access to the modern downstairs W.C., a superb lounge to one side, a spacious kitchen/dining room to the other side, and stairs off to the first floor. The lounge is light and bright, with two sizeable windows to the front and flank. The kitchen/dining room is a delightful open-plan space, with two distinct areas formed by the modern cabinetry for cooking and eating. This room also benefits from fully-glazed French doors, giving access into the rear garden.

Upstairs there are three generous bedrooms, the master and third of which benefit from built-in wardrobes, with the accommodation completed by the family bathroom, with shower over bath.

Outside there is a low maintenance lawn garden to rear, as well as a gravelled area and shrubs to the front.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



#### Hallway

#### Living Room

15' 0" x 10' 11" (4.58m x 3.32m)

#### Kitchen/Dining Room

15' 0" x 9' 8" (4.58m x 2.94m)

#### Ground Floor W.C.

#### Landing

#### Bedroom One

15' 0" x 10' 10" (4.58m x 3.31m)

#### Bedroom Two

6' 9" x 9' 9" (2.07m x 2.96m)

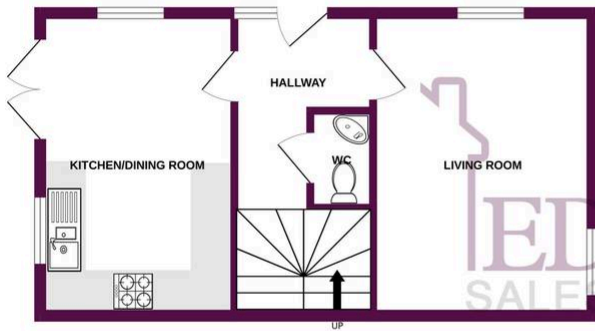
#### Bedroom Three

8' 0" x 7' 9" (2.44m x 2.35m)

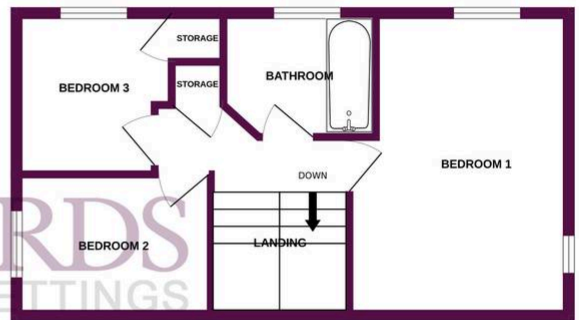
#### Bathroom

6' 2" x 7' 7" (1.87m x 2.31m)

GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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