

Highland Drive

Loughborough, LE11 2HU

John German



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Asking Price Of £240,000

Occupying a superb position overlooking the golf course and surrounding open green space, this spacious three-storey townhouse offers flexible family accommodation, a private rear garden, driveway parking, a brick-built garage and beautifully presented living space throughout.

With versatile living space across three floors, two bathrooms and excellent local amenities close by, this is an ideal home for families and professionals seeking generous accommodation in a sought-after location.

Occupying an attractive position overlooking open green space and the golf course, this spacious three-storey townhouse offers versatile accommodation, generous living space and a private rear garden, making it an excellent choice for families and professionals alike.

The property enjoys a convenient location with a range of everyday amenities close by, including Aldi, Costa Coffee and Subway, all within approximately half a mile. Loughborough town centre is approximately 2.5 miles away, providing an excellent selection of shops, restaurants, leisure facilities and rail links, while scenic walks and green open spaces are right on the doorstep.

The ground floor comprises a fitted kitchen positioned at the front of the property, a useful downstairs WC and a versatile third bedroom to the rear, which could equally serve as a second sitting room, home office or playroom. French doors open directly onto the private rear garden, which is of a good size, mainly laid to lawn and designed for low-maintenance enjoyment.

On the first floor, a generous living room occupies the front of the property, featuring a Juliet balcony that takes full advantage of the attractive views across the golf course and surrounding green space. To the rear is the family bathroom, fitted with a bath.

The second floor offers two further double bedrooms, including a spacious principal bedroom to the front with an en-suite shower room and elevated views across the golf course. A second double bedroom is situated to the rear, providing well-proportioned accommodation for family members or guests.

Externally, the property benefits from a private rear garden, together with a brick-built single garage and driveway providing off-road parking. Additional visitor parking is also available nearby.

Combining flexible accommodation, an attractive outlook and a convenient location close to local amenities, this well-proportioned home offers an excellent opportunity to enjoy modern living in one of Loughborough's most desirable residential locations.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03082026

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

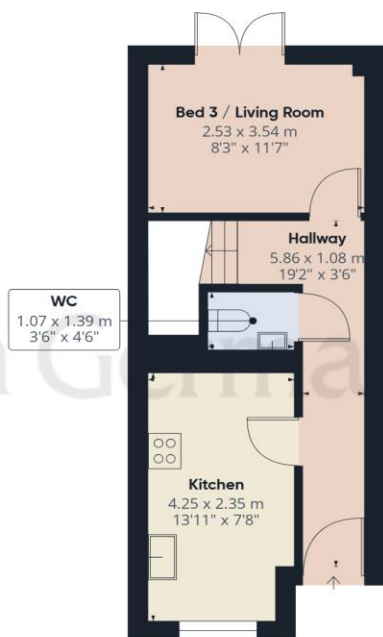
The property is to be used for residential purposes only.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

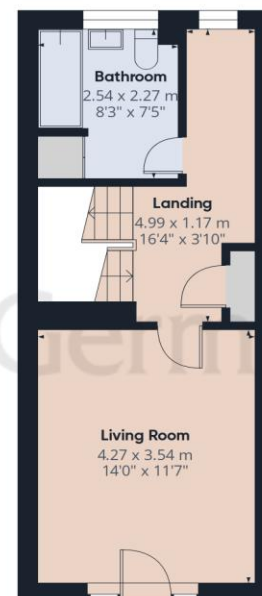
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

101.1 m²

1087 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

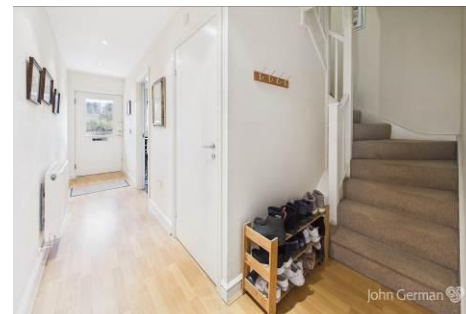
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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