Highfields Drive

Loughborough, LE11 3JT







A fantastic opportunity to acquire a three-bedroom detached home occupying a generous established plot on the sought-after Forest Side of Loughborough. Offering spacious accommodation, excellent gardens and considerable potential to modernise and create your ideal family home.

£380,000

John German

Occupying a generous and well-established plot on the highly sought-after Forest Side of Loughborough, this three-bedroom detached house represents an excellent opportunity for buyers looking for a home with plenty of space and scope to improve.

The ground floor is approached via an entrance hallway with useful understairs storage and access to the principal living accommodation. There are two separate reception rooms, providing flexibility for use as a lounge, dining room, family room or home office. To the rear is a good-sized dining kitchen, with plenty of scope for updating and potentially creating a more contemporary family kitchen and dining space.

The attached garage provides valuable storage and parking provision and, subject to the necessary works and permissions, there appears to be potential to create direct internal access from the house, potentially utilising the existing understairs area.

To the first floor are three bedrooms, together with a family bathroom and a separate WC, providing practical accommodation for a family. The bedrooms offer further scope for modernisation and improvement.

Externally, the property is particularly appealing. It occupies a large established plot with sizeable gardens to both the front and rear, offering considerably more outside space than many modern detached properties. The gardens provide excellent scope for landscaping, entertaining, children's play space or simply enjoying the privacy and maturity of the surroundings.

The property provides an exciting opportunity for a new owner to modernise and update the accommodation to their own taste, potentially enhancing both the appearance and value of the property in the process. The house has a particularly attractive combination of good-sized accommodation, substantial gardens and an attached garage, making it an appealing proposition for families, downsizers or buyers looking for a project in an established residential location.

Location - Highfields Drive is situated on the popular Forest Side of Loughborough, an established residential area particularly well regarded for its family housing, proximity to Loughborough University and access to local amenities and open spaces. The area is close to a number of schools, including Mountfields Lodge, Holywell Primary and Mountfields County Junior School, while Loughborough University is also within the immediate locality.
Loughborough town centre provides a wide range of shopping, leisure, dining and everyday facilities. The town also benefits from excellent transport connections, with Loughborough railway station providing regular mainline services, including direct trains to London St Pancras, while the M1 is readily accessible via Junction 23. East Midlands Airport is approximately seven miles away.

The location therefore combines the benefits of an established and desirable residential setting with convenient access to the town centre, university, schools, road and rail networks.

Overall, this is a property with excellent potential: a detached three-bedroom home, a substantial established plot, generous gardens and useful garage accommodation, all in one of Loughborough's most sought-after residential areas.

To view this property, please contact John German Loughborough office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
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.
AI enhancements may have been used in some photography.
Property construction: Standard
Parking: Driveway and generous garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - 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/29092026

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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.




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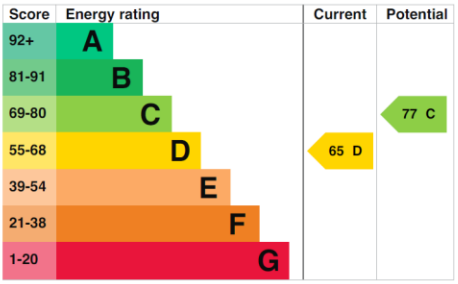












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Agents' Notes

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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.