



Smiths
your property experts

Highland Drive

Loughborough

- Beautifully presented link-detached home
- Set on the popular Grange Park development
- Generous kitchen/diner with direct garden access
- Spacious and light-filled sitting room
- Three good-sized bedrooms and a bathroom
- Useful driveway and a garage with power and lighting
- Lovely south-facing gardens and a beautiful patio terrace
- Excellent access to the A6 and Leicester City Centre

General Description

Smiths Property Experts are delighted to offer for sale this superb three-bedroom link-detached home, built by the highly regarded William Davis Homes. Situated on the popular Grange Park development on the outskirts of Loughborough and being presented in immaculate order.

The property has been meticulously maintained by the present owner and has a spacious sitting room, a fitted kitchen/diner, three good-sized bedrooms and a main bathroom. With parking and a garage, along with a landscaped garden and remaining NHBC warranty, this fabulous home demands an internal inspection to appreciate.





The Property

The property benefits from UPVC double glazing, gas central heating and is entered via a front door into a welcoming reception hallway, with a ground floor WC and stairs off. The sitting room is a spacious room and provides ample room for relaxing, being naturally light with a dual aspect. The kitchen/diner has tile effect flooring and is fitted with a comprehensive range of base and wall units, with an integrated gas hob and an electric oven with extractor hood over, space for a fridge freezer and plumbing for a washing machine. There are French doors opening onto the lovely rear gardens.

The first-floor landing provides access to the loft and airing cupboard, with doors off to all rooms. There are three well-proportioned bedrooms, two of which have built-in wardrobes, and the main bathroom has a modern three-piece suite with a shower over the bath.

The Outside

Outside, the property occupies a delightful, south-facing plot which makes the most of the afternoon and evening sun. To the front there is a lawned garden with a pathway to a canopy porch, and side gated access.

The rear garden has been landscaped with ease of maintenance in mind, with a beautiful patio terrace perfect for alfresco dining, a deck with a pergola, an artificial lawn, stone borders and fencing to boundaries. There is a driveway providing parking and a garage with an up-and-over door, power and lighting.





The Location

The property occupies a position on the popular Grange Park development, being within the catchment area for Outwoods Edge primary school and Woodbrook Vale secondary school. The estate has excellent access to the A6 and Leicester City Centre. There is a collection of shops, including a supermarket, and beautiful countryside walks nearby.

Loughborough is known for its renowned university, and the town centre offers an array of shops and amenities, including numerous independent local businesses such as coffee shops and eateries. Additionally, there are superb sporting facilities and a convenient train station with direct links to London St Pancras.

Property Information

EPC Rating: B.

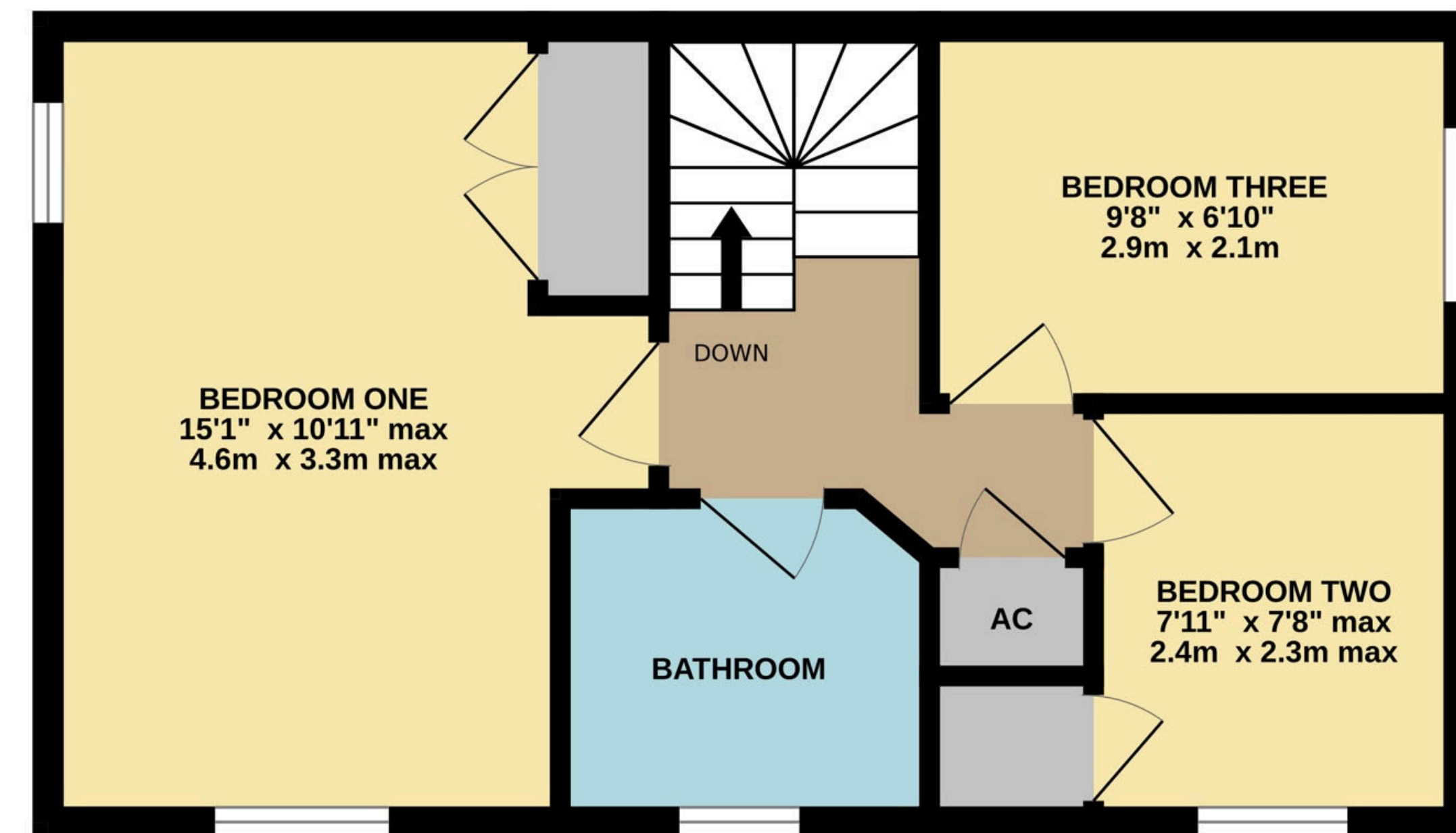
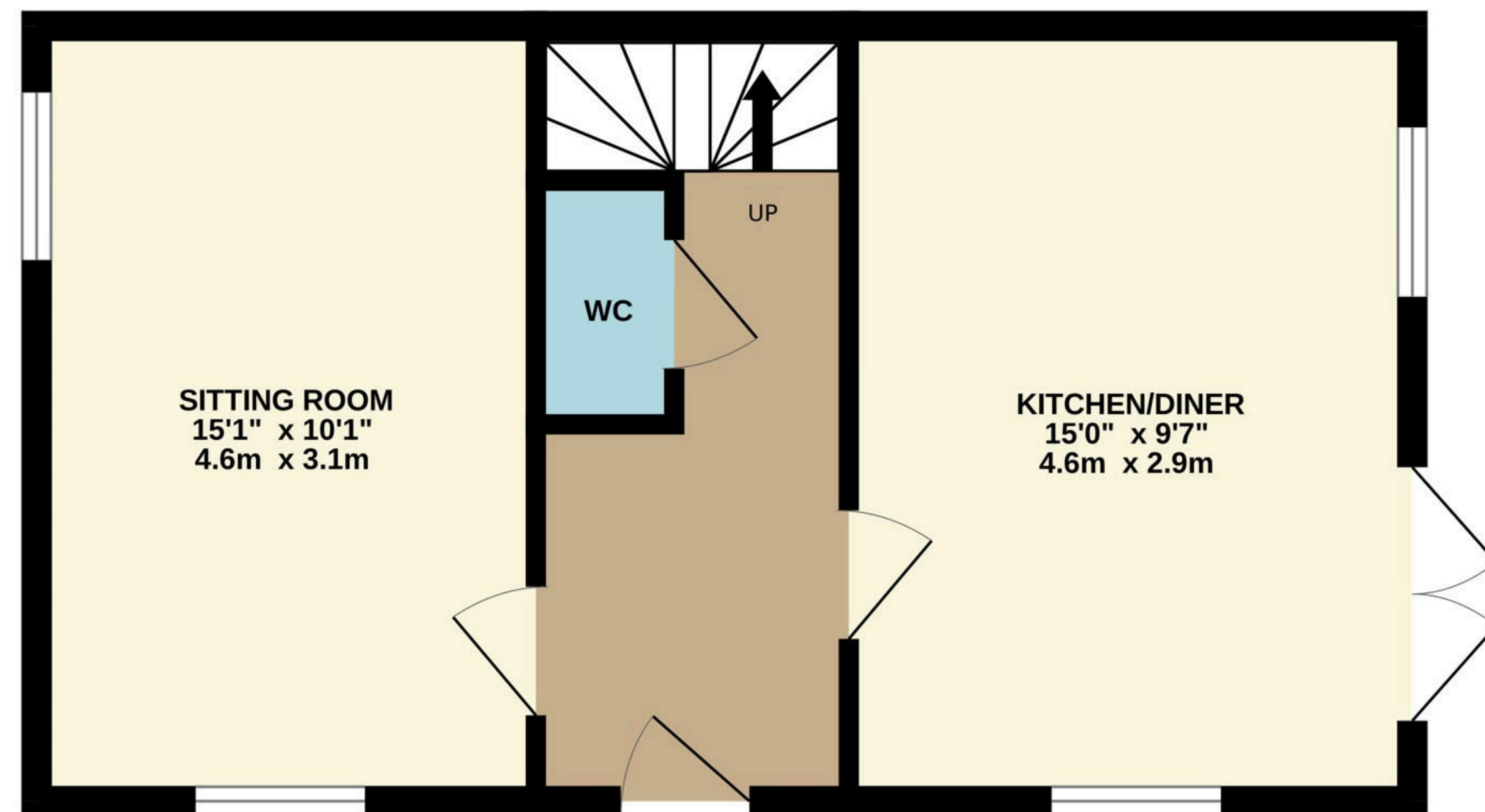
Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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