Highland Drive | | Loughborough | LE11 2HT

Asking price £269,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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This beautifully presented mid town house offers luxuriously well appointed and upgraded specification of the highest standard, making this a true standout property of the popular Grange Park development. Offering spacious accommodation, with high ceilings and flexible layout, the property benefits from gas central heating and upvc double glazing, with the added bonus of a single garage and a substantial amount of off road parking for approx 4 vehicles. Featuring Limestone tiled floors, fitted kitchen with high quality integrated appliances, well appointed decor and luxury bathrooms, the accommodation comprises entrance hall, breakfast kitchen, bed 3/snug with French doors to the garden, first floor with lounge featuring a Juliette balcony, bedroom and bathroom, whilst the second floor landing offers two further bedrooms with master en-suite. Outside are well maintained gardens front and rear, along with garage and parking.

- Modern Mid Town House
- Immaculately Presented Throughout
- Fitted Modern Breakfast Kitchen
- Lounge with Juliette Balcony
- Garage & Private Parking
- Luxuriously Well Appointed
- Limestone Flooring
- Snug/Bed 3 with French Doors
- 3 Bedrooms & 2 Bathrooms
- Popular & Convenient Location

Entrance Hall
An impressive entrance hall with Limestone tiled flooring, glazed front door and staircase to the first floor.

Breakfast Kitchen
Offering a modern range of wall and base mounted units, with built in electric oven, hob and extractor fan. Space for washing machine and fridge/freezer. There is a window to the front and space for breakfast table and chairs.

Snug/Bed 3
A lovely room with Limestone flooring, space for living/dining furniture or for alternative use as a guest bedroom. French Doors lead to the beautiful rear garden.

W/c
Comprising low level flush W/c and wash hand basin.

"Luxuriously Well Appointed Throughout"

First Floor Landing
A large space with access to rooms and second floor landing.

Lounge
A spacious room with feature French doors onto a Juliette balcony, overlooking the tree lined road.

Bathroom
A large bathroom with luxury three-piece suite comprising low level flush w/c, wash hand basin and bath with tap fitted shower over.

Second Floor Landing
A large space landing giving access to -

Bedroom 1
A good sized room with fitted wardrobes, an en-suite and window to the front.

En-suite
A modern En-suite featuring a shower cubicle, wash hand basin and w/c.

Bedroom 2
A double room with window to the rear

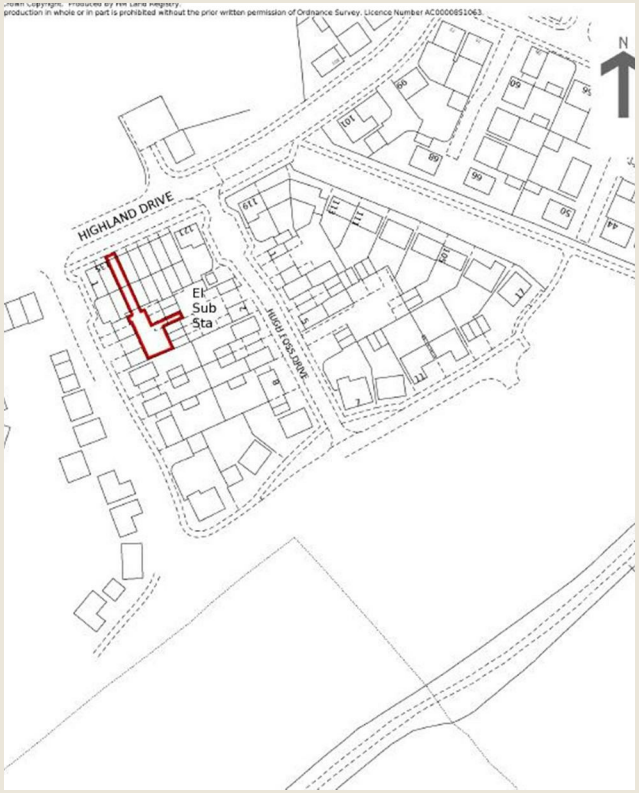
Outside
Low maintenance front garden with path to a covered storm porch and front door. The rear garden offers low maintenance lawn and planted borders with a variety of shrubs. There is a path to a gate, which in turn leads to a communal area providing off road parking for this property and neighbouring properties. There is a single garage held Leasehold within a neighbouring coach house, and the unique advantage of owning a large proportion of the parking area, giving the flexibility to park additional vehicles - See attached title plan and photos.

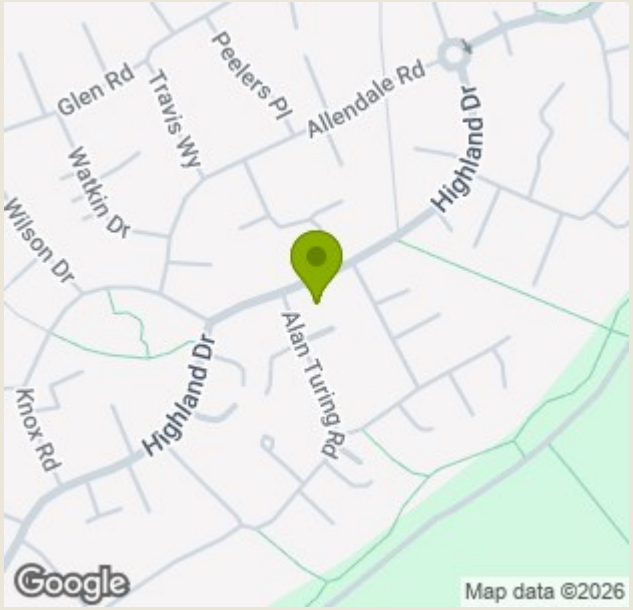
The Area
This property is set in the popular Grange Park development and has numerous amenities nearby, including supermarkets, chains and independent stores, picturesque walks nearby across towards The Outwoods. There are schools nearby including Outwoods Edge Primary School and Woodbrook Vale Secondary School. The Loughborough train station provides Midland Mainline access to London St Pancras in approx 1hr 40mins.

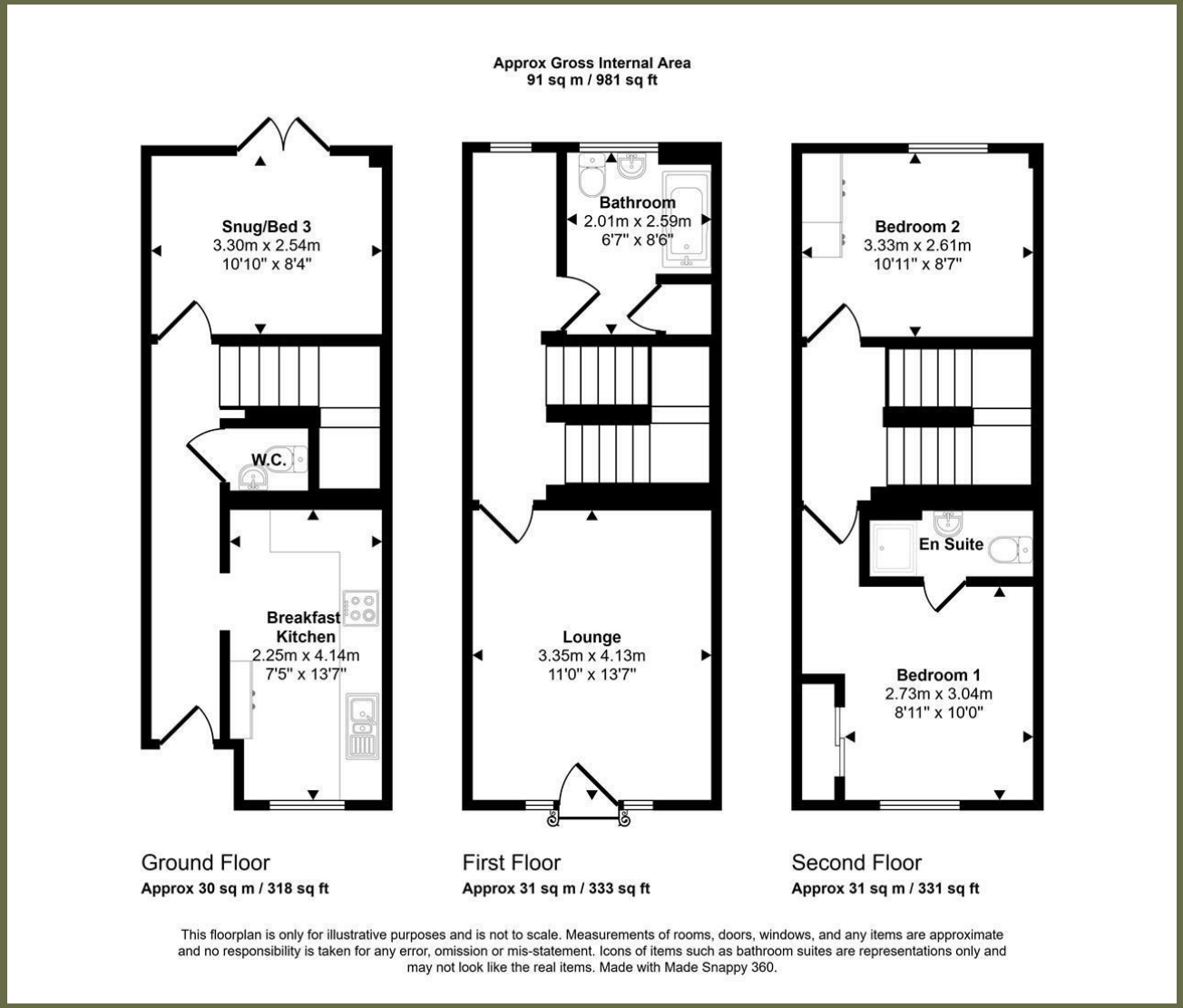
Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either

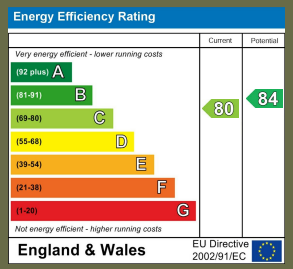
before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

"Offering Flexible & Versatile Living"









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