



Highland Drive, LOUGHBOROUGH

welcome to

Highland Drive, LOUGHBOROUGH

This stunning three-bedroom townhouse located in a sought-after area offering three well-proportioned bedrooms, modern kitchen with integrated appliances and two bathrooms. To the rear there is a garage and a car park which is solely owned by our vendor and offers a minimum of FOUR parking spaces.

Entrance

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has floors of stone tiles, doors to all ground floor rooms and stairs to the first floor.

Kitchen

14' 5" x 7' 10" (4.39m x 2.39m)

This modern fitted kitchen features a range of wall and base units including a new bespoke fitted cupboard, tiled flooring, tiled splashbacks, ceramic sink, new integrated oven and hob, a recently refitted boiler, upvc double glazed window with new shutters to the front elevation, spotlights, space for appliances and work surfaces ideal for everyday cooking.

Ground Floor W/C

The ground floor W/C is equipped with a low-level W/C, hand wash basin, tiled splashbacks and beautiful marble flooring.

Lounge

11' 2" x 9' 6" (3.40m x 2.90m)

The lounge is a bright and inviting living area with a upvc double glazed French doors leading out to the rear garden, creating a pleasant setting for relaxing or entertaining, floors of stone tiles and a radiator.

First Floor Landing

The first-floor landing has new carpeted flooring, a upvc double glazed window with new shutters, doors to all first-floor rooms and stairs with new carpet rising to the second floor.

Bedroom Two/Lounge

13' 9" x 12' 2" (4.19m x 3.71m)

Bedroom two is located on the first floor offering versatile living with carpeted flooring, a radiator and a upvc double glazed door leading out to a Juliette style balcony, this room is currently being used as a lounge but can be utilised as a bedroom also.

Bathroom

9' 6" x 7' 7" (2.90m x 2.31m)

The main bathroom is located on the first floor and offers beautiful marble flooring and marble tiled bath, a handheld shower, partially tiled walls, upvc double glazed window, spotlights, a heated towel rail and a storage cupboard.

Second Floor Landing

The second-floor landing has new carpeted flooring and doors to all second-floor rooms.

Bedroom One

14' 9" x 12' 2" (4.50m x 3.71m)

The master bedroom located on the second floor offers fitted wardrobes, carpeted flooring a upvc double glazed window with new shutters looking out to the front elevation, this bedroom also has an en-suite.

Ensuite

The en-suite is fitted with a shower, wash hand basin and WC, finished in a clean modern style with marble flooring, tiled splashback and a radiator.



Bedroom Three

12' 2" x 9' 2" (3.71m x 2.79m)

Bedroom three also located on the second floor is a double bedroom which has new carpeted flooring, a radiator, a new bespoke fitted wardrobe with soft close doors, upvc double glazed window with new shutters looking out on the rear of the property.



Outside

Rear Garden - A well-maintained garden with patio seating area and lawn, enclosed by fencing and planting for privacy. Garage - Located separately, providing useful storage or parking. The car park to the rear of the property is solely owned by our vendor however maintenance is shared with two other homeowners the car park offers off road parking for at least four cars.



view this property online williamhbrown.co.uk/Property/LBH115832



welcome to

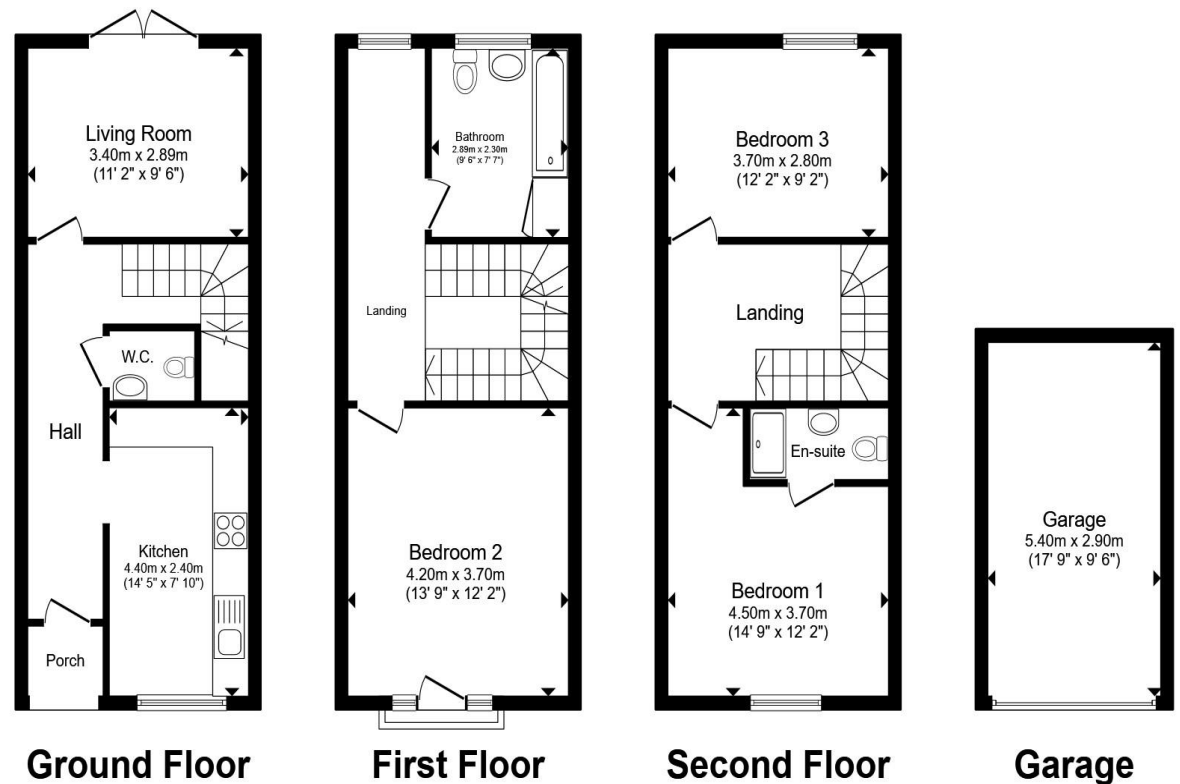
Highland Drive, LOUGHBOROUGH

- Car park to the rear solely owned by our vendor - PLANS ATTACHED
- Bedroom with a Juliet-style balcony
- Modern fitted kitchen with integrated appliances
- Principal bedroom with en-suite shower room
- Contemporary family bathroom and ground floor WC

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£285,000



Total floor area 125.4 m² (1,350 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/LBH115832



Property Ref:
LBH115832 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk