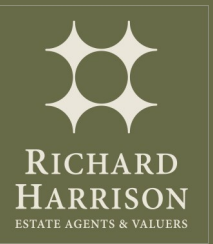




Highland Drive | | Loughborough | LE11 2HU

Offers in the region of  
£325 000



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An immaculately presented home, offering outstanding value for money and set within the much sought after Grange Park. There are numerous amenities within walking distance, and a great sense of a family orientated community. The accommodation benefits from GCH and Upvc DG, with quality specification including large lounge, dining kitchen, hallway and w/c, utility room and a first floor giving way to four bedrooms and family bathroom. Externally the property enjoys a quiet walled garden with low maintenance layout. There is parking and garage. An internal viewing is a must!

- Set in a Sought After Location
- Located in Grange Park
- Superb Amenities Nearby
- Four Bedrooms
- Open Plan Dining Kitchen
- Large Living Room
- Quality Specification
- Low Maintenance Gardens
- GCH and Upvc DG
- Contact Us to View!

#### Entrance Hall

Gives access to main living rooms and stairs to the first floor.

#### W/c

With a low level w/c and wash hand basin.

#### Dining Kitchen

A fantastic living space that has an integrated dishwasher, electric induction hob, electric double oven, extractor, integrated larder fridge and freezer. It also accommodates a dining table and breakfast bar

#### Utility

A good sized room that can accommodate washing machine, tumble dryer sink basin and the boiler.

#### Living Room

A generous sized room offering a large sitting area with French doors and window to the garden.

#### First Floor Landing

Gives access to-



## "Popular Location"



### Bedroom 1

A spacious double bedroom with a built in wardrobe and window to the front elevation.

### Bedroom 2

A well-sized room with a built in wardrobe with window toward the front elevation.

### Bedroom 3

A well sized bedroom with window toward the rear elevation.

### Bedroom 4

A good sized bedroom with window toward the rear elevation.

### Bathroom

Fitted with a white three piece suite comprising low level flush W/c, wash hand basin and bath with a power shower.

### Outside

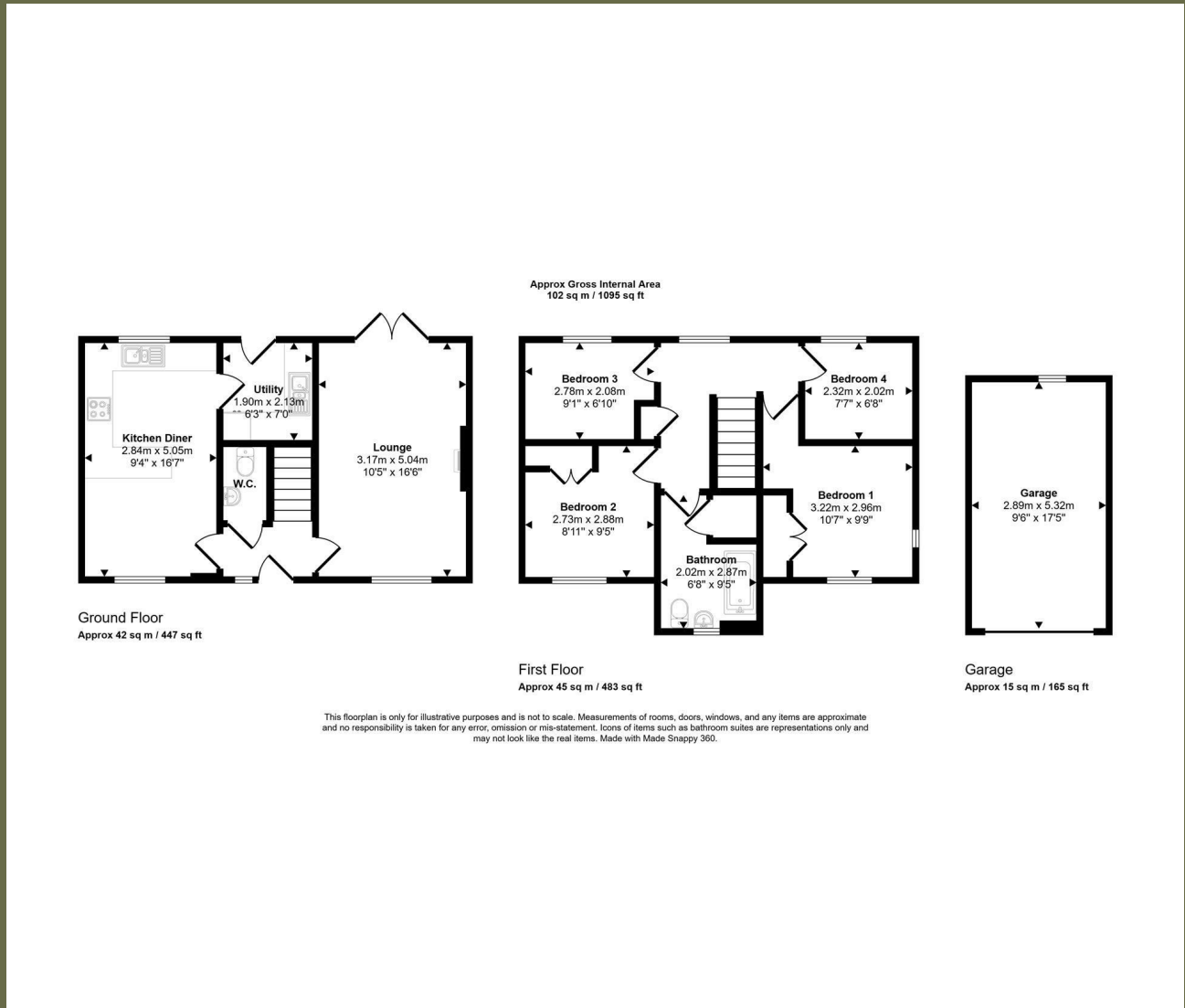
A well presented garden featuring a paved patio area fronting the French doors and a decking area at the rear of the garden to house a table and chairs, with a gate to access the garage

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			87
(91-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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