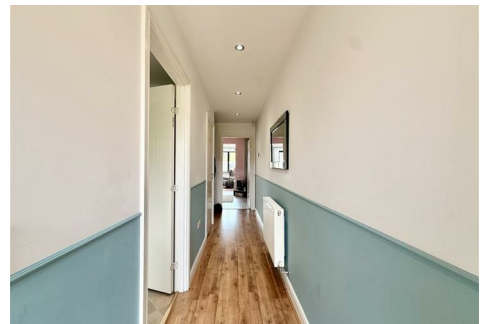


# Holdere

A Modern Estate Agent



34 Highland Drive, Loughborough, LE11 2HU

Guide price £260,000

An exceptional modern mid-town house overlooking the golf course, beautifully extended by the current vendors to provide three double bedrooms and a superb spacious lounge diner, all presented with stylish contemporary décor throughout. Ideally located close to excellent amenities, the property further benefits from a Juliet balcony, en-suite, low maintenance garden, single garage and off-road parking.

## Summary

Situated in a highly sought-after position overlooking the golf course, this beautifully presented modern mid-town house offers an exceptional blend of style, space and convenience. Occupying a prime setting on Highland Drive, the property has been thoughtfully extended by the current vendors to create a superb family home with three generous double bedrooms and an impressive lounge diner, all finished to a high standard throughout.

The accommodation is arranged over three floors and immediately impresses with its contemporary décor and light-filled interiors. The heart of the home is the spacious extended living and dining area, providing an ideal space for both everyday living and entertaining, with direct access to the low maintenance rear garden. The stylish kitchen is well-appointed with modern fittings and ample storage, while the overall layout has been designed to suit modern lifestyles perfectly.

The first and second floors provide three excellent double bedrooms, including a superb principal suite benefiting from an en-suite shower room and a Juliet balcony enjoying attractive views across the neighbouring golf course. A modern family bathroom serves the remaining bedrooms, with all rooms offering a bright and welcoming atmosphere.

Externally, the property continues to impress with a private, easy-to-maintain rear garden, together with a single garage and off-road parking. The location is particularly desirable, offering excellent access to a wide range of local amenities, reputable schooling, transport links and leisure facilities, while still enjoying a peaceful residential setting.

This is a rare opportunity to acquire a stylish and spacious home in one of Loughborough's most desirable locations, perfectly suited to professionals, families and those seeking modern living with picturesque surroundings.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

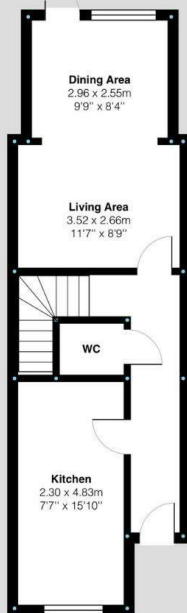
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

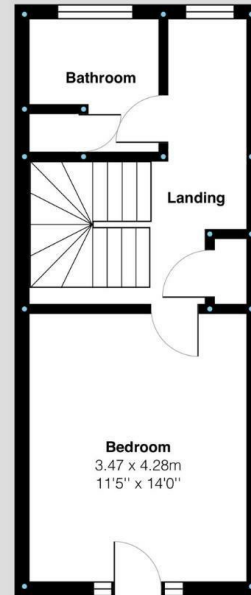
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



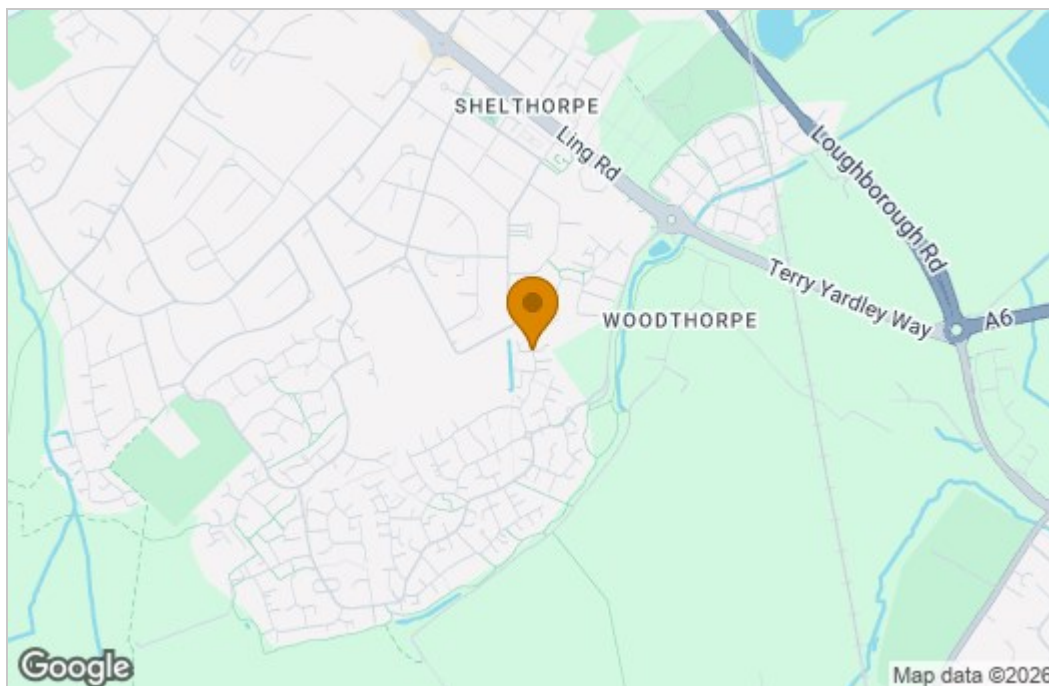
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Internal Square Footage: Approx 1113 sq.ft

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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