



Highland Drive
Loughborough, LE11 2HU

Offers Over £300,000

Property Features

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- GARAGE AND OFF ROAD PARKING FOR THREE CARS
- 21FT LOUNGE
- UTILITY ROOM
- MASTER WITH EN SUITE
- IMMACULATE AND READY TO MOVE IN TO
- LANDSCAPED REAR GARDEN
- 21FT KITCHEN DINER
- DUAL ZONE CENTRAL HEATING

Full Description

Walk in and be ready to move in to this STUNNING FOUR BEDROOM DETACHED FAMILY HOME. With a 21FT LOUNGE and MODERN KITCHEN DINER, there's PLENTY OF SPACE for entertaining and relaxing. Situated within a PRIVATE CUL DE SAC off of the main Highland Drive, this home has lots to offer including the GARAGE, off road parking, LANDSCAPED REAR GARDENS as well as the UTILITY ROOM, downstairs WC and MASTER EN SUITE inside. All of this is conveniently located within the POPULAR GRANGE PARK ESTATE in Loughborough.

ENTRANCE HALL

Front door into entrance hall with stairs off to first floor, laminate flooring, radiator and doors leading to living room, kitchen/diner and downstairs W.C.

KITCHEN/DINER

21' 0" x 9' 7" (6.4m x 2.92m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, sink drainer, integrated double electric oven, built in ceramic hob, integrated dishwasher, laminate flooring, radiator, door to utility room and PVCu double glazed window to front elevation and PVCu double glazed window to rear elevation.

UTILITY ROOM

8' 8" x 6' 7" (2.64m x 2.01m)

Fitted with a range of wall, base and drawer units, sink, wall mounted boiler, under counter space and plumbing for washing machine, under counter space for tumble dryer, space for American style fridge/freezer and PVCu double glazed door to rear elevation leading to outside.



LOUNGE

21' x 11' 4" (6.4m x 3.45m)

PVCu double glazed window to the front elevation, Adam style fireplace with gas insert fire, two radiators and PVCu double glazed French doors to the rear elevation leading to garden.

DOWNSTAIRS W.C

Fitted with a two piece suite comprising close coupled W.C. and pedestal wash hand basin and radiator.

LANDING

Access to the loft, radiator, doors leading all four bedrooms, bathroom and airing cupboard.

BEDROOM ONE

12' 8" x 9' 6 (TO WARDROBES)" (3.86m x 2.9m)

PVCu double glazed windows to the side and rear elevation, radiator, built in wardrobes and door leading to en suite.

EN SUITE

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and shower cubicle. PVCu double glazed window to the front elevation and ladder style radiator.

BEDROOM TWO

12' 9" x 10' 8 (TO WARDROBES)" (3.89m x 3.25m)

PVCu double glazed window to the front elevation, radiator and built in wardrobes.

BEDROOM THREE

9' 9" x 8' 1" (2.97m x 2.46m)

PVCu double glazed window to the rear elevation and radiator.

BEDROOM FOUR

8' 9" x 8' (2.67m x 2.44m)

PVCu double glazed window to the rear elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising back to wall w.c, pedestal wash hand basin and bath with shower over. PVCu double glazed window to the rear elevation and ladder style radiator.



GARAGE

Up and over door into garage and personnel door to side elevation leading into garden.

OUTSIDE

To the front of the property lies a block paved driveway providing off road parking for three cars and access to the garage. A paved pathway through a lawned area with planted borders leads you to the front door. Access to the rear garden is gained via the side gate or through the property. To the rear of the property lies an established garden mainly laid to lawn, featuring a paved patio area, established borders and pedestrian access to the garage.



Viewing Arrangements

Please contact Clare, Hannah, Becky or Ben to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

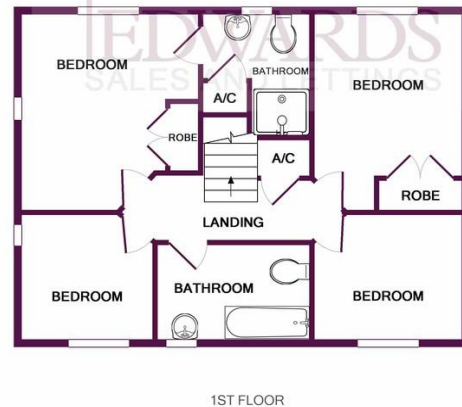
General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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