



Highland Drive
Loughborough, LE11 2HT

£1,200 pcm

Property Features

- FOUR DOUBLE BEDROOMS
- LOUNGE + DINING ROOM
- DOWNSTAIRS WC
- FITTED WARDROBES IN TWO BEDROOMS
- OUTWOODS EDGE CATCHMENT
- MASTER EN SUITE
- UTILITY ROOM
- STUDY
- WOODBROOK VALE CATCHMENT
- DRIVEWAY AND GARAGE

Full Description

This SPACIOUS FAMILY HOME boasts FOUR DOUBLE BEDROOMS, master EN SUITE, LOUNGE, separate DINING ROOM, study, fitted kitchen, UTILITY ROOM, downstairs w.c., family bathroom and benefits from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING throughout. Outside, a DRIVEWAY leads to the DETACHED GARAGE with a good size rear garden completing the picture of this lovely home in a popular residential location, close to WOODBROOK VALE SECONDARY SCHOOL and OUTWOODS EDGE PRIMARY SCHOOL.

ENTRANCE HALL

PVCu double glazed door into entrance hall with stairs off to first floor, laminate flooring, radiator and doors leading to living room, study, utility room, downstairs W.C. and kitchen.

LOUNGE

14' 7" x 11' 4" (4.44m x 3.45m)

PVCu double glazed window to front elevation, laminate flooring and radiator.

STUDY

8' 9" x 7' 5" (2.67m x 2.26m)

PVCu double glazed window to front elevation and radiator.

UTILITY ROOM

7' 8" x 5' 6" (2.34m x 1.68m)

Fitted with a range of wall, base and drawer units, plumbing for washing machine and PVCu double glazed door to outside,

KITCHEN/DINER

14' 7" x 9' 0" (4.44m x 2.74m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half stainless steel sink drainer, integrated double electric oven, built in gas hob, space for fridge freezer, integrated dishwasher, cupboard concealing boiler, laminate flooring, door to dining room and PVCu double glazed french doors to outside.

DINING ROOM

11' 5" x 9' 0" (3.48m x 2.74m)

PVCu double glazed to bay window, door to lounge and radiator.



DOWNSTAIRS W.C.

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

LANDING

Access to airing cupboard and doors to all bedrooms and bathroom.

BEDROOM ONE

11' 6" x 11' 6" (3.51m x 3.51m)

PVCu double glazed window to front elevation, door to en suite, radiator and fitted wardrobes.



EN SUITE

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

BEDROOM TWO

10' 10" x 9' 7" (3.3m x 2.92m)

PVCu double glazed windows to front elevation, fitted wardrobes and radiator.



BEDROOM THREE

12' 3" x 7' 3" (3.73m x 2.21m)

PVCu double glazed window to rear elevation and radiator.

BEDROOM FOUR

11' 7" x 8' 3" (3.53m x 2.51m)

PVCu double glazed window to rear elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over, radiator and PVCu double glazed window to rear elevation.



GARAGE

With up and over door.

OUTSIDE

To the front of the property is a gated front garden with stones and shrubs. To the side of the property is a driveway leading to garage. To the rear of this property is a laid to lawn garden with concrete path to garage.

Viewing Arrangements

Please contact Clare, Ben or Katie to arrange your viewing.

Internal photographs

It should not be assumed that items shown in our photographs are included in the let 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.



General Note

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

HOLDING DEPOSIT

One week's rent. This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or deed of guarantee) within 15 calendar days.

SECURITY DEPOSIT

Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy.

LOST KEYS

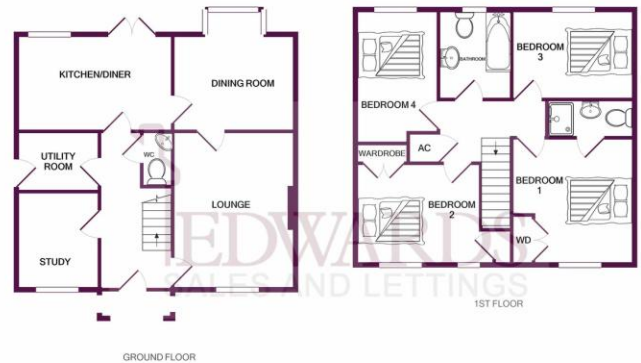
Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

VARIATION OF CONTRACT

£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

EARLY TERMINATION AT TENANT'S REQUEST

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.



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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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