

# Holderr

A Modern Estate Agent



200 Highland Drive, Loughborough, LE11 2QH

£125,000

Situated on the sought after Grange Park development is this immaculately presented and upgraded three bedroom home. Constructed by the five-star home-builder William Davis and being beautifully presented throughout all that is left to do is move in. AVAILABLE AT A 40% SHARE

## Summary

Inside you have a spacious lounge which looks out onto the garden through French doors and has plenty of room for dining or even a desk if you work from home. It shares the ground floor with a modern kitchen hallway cloakroom and storage space. On the upper floor you'll find three bedrooms and a family bathroom; one of the larger rooms has a view of the back garden making it a perfect choice for a principle bedroom.

Upon entering the property into the spacious hallway you will notice a light and airy feel from the moment you enter. The hallway provides access onto the breakfast kitchen, living room and downstairs W/C. The breakfast kitchen is modern and contemporary being fitted with an array of base and eye level units integrated oven gas hob and extractor hood spotlights and modern flooring complete this properties kitchen. The Lounge is generously proportioned running the full width of the house. Ample power points are fitted and french doors lead onto the rear affording views of the garden. The useful downstairs W/C is fitted with a pedestal wash hand basin and low flush w/c.

Ascend onto the first floor and you will find three spacious bedrooms. The master bedroom is spacious in size running the full width of this house and has the added benefit of a built in wardrobe. Bedroom two is a double room which has views to the front and a fitted wardrobe. This room like the rest in this home is well equipped with plenty of power points. The third bedroom is a good size room with views to the front. Completing the first floor accommodation is the centrally located family bathroom with three-piece bathroom suite complete with shower over the bath heated towel rail and smart tiling.

To the outside the property has off road parking. The rear garden is mainly laid to lawn with a feature patio area and is privately aspected - making a great space to enjoy the summer months in!

An internal viewing comes highly recommended to appreciate the level and quality of accommodation on offer.

Leasehold information:

A 40% Share is being sold with a 125 year lease that commenced in November 2020.

£353.11 PCM for rent

In addition to the rent above, the monthly payment to the

landlord includes:

Service charge £0.00

Estate charge £0.00

Buildings insurance £8.33

Management fee £0.00

Reserve fund payment £0.00

Total monthly payment excluding rent £8.33

## 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](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode)

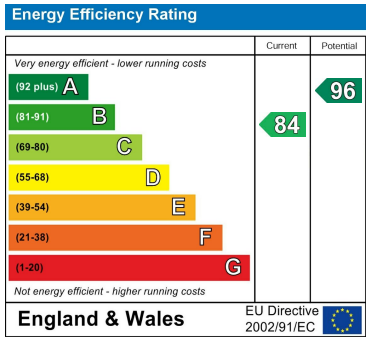
Floor Plan



Area Map



Energy Efficiency Graph



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