

Holders

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

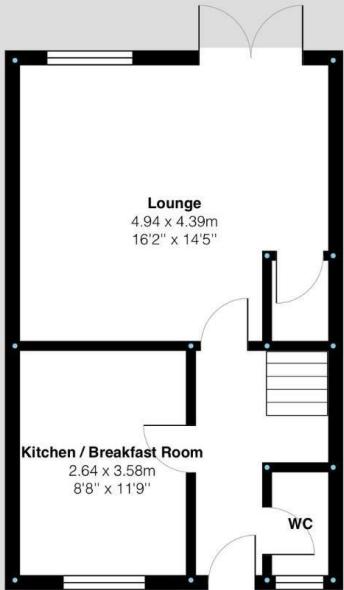
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Extra Information

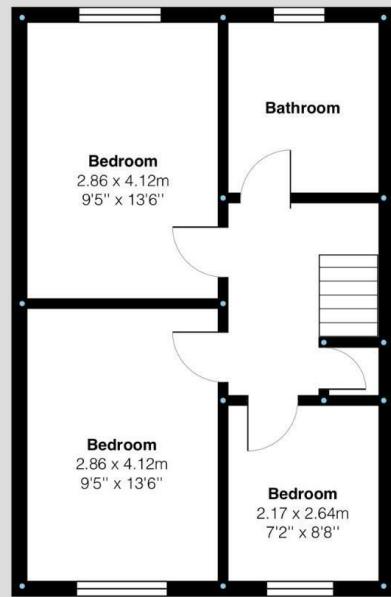
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



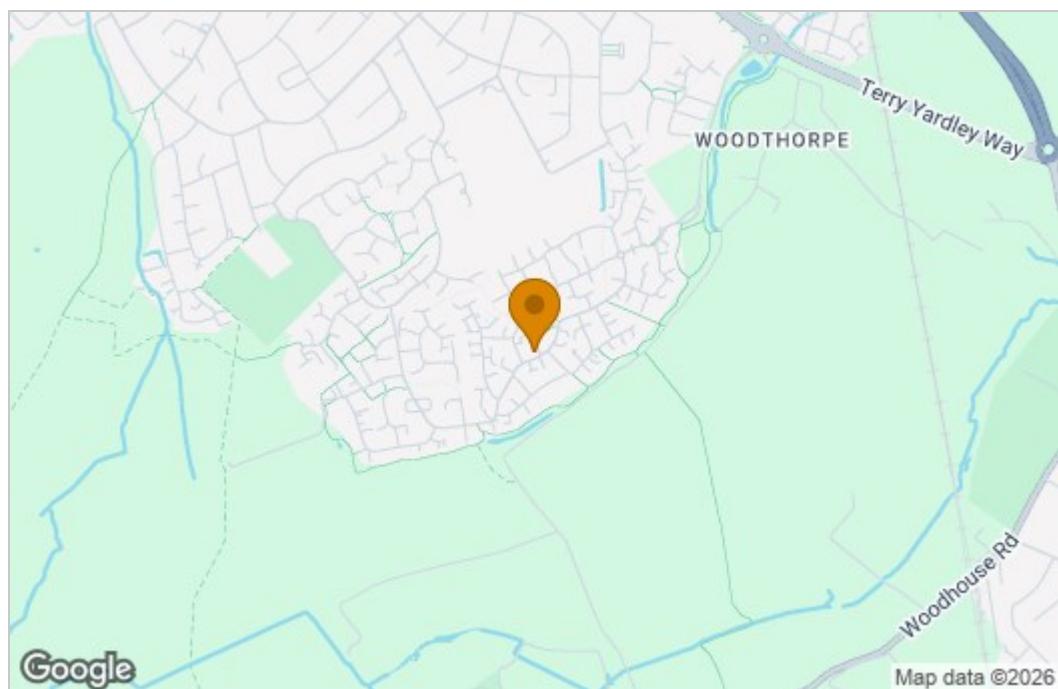
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Internal Square Footage: Approx 884 sq.ft

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		84
(69-80)	C		
(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	

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.