

# Holders

A Modern Estate Agent



**185 Highland Drive, Loughborough, LE11 2RP**

**Offers over £290,000**

This charming and instantly welcoming double-fronted, three-bedroom link-detached family home enjoys a prime position within the highly sought-after Grange Park development in Loughborough. Featuring an attractive, well-maintained exterior, the property provides spacious and versatile living accommodation—perfect for families seeking both comfort and convenience. Set in a peaceful location within this desirable estate, it combines modern design with a thoughtful layout to create a warm and inviting home environment.

## **Summary**

This beautifully presented and stylish three-bedroom link-detached home offers spacious accommodation with a private, well-screened rear garden, driveway parking, and a separate garage. Built by the highly regarded William Davis Homes, the property benefits from UPVC double glazing, gas central heating, and the remaining NHBC warranty.

### **Ground Floor**

A welcoming entrance hall provides access to the ground floor accommodation and convenient cloakroom/WC. The bright and airy lounge enjoys a dual aspect, creating a comfortable and inviting space for family relaxation. To the rear, the stunning dining kitchen is fitted with a modern range of base and eye-level units, an integrated oven with hob and extractor over, inset sink and drainer, and spaces for appliances including a washing machine and fridge freezer. French patio doors open directly onto the rear garden, and there is ample room for a large dining suite—making this the perfect spot for family meals or entertaining guests.

### **First Floor**

The open landing leads to three well-proportioned bedrooms and a contemporary family bathroom, complete with a panelled bath with shower over, low flush WC, and wash hand basin.

### **Outside**

The property occupies a prime position within this sought-after modern development. Gated side access leads to a delightful, fully enclosed rear garden featuring multiple patio seating areas—ideal for outdoor dining and relaxation. To the rear, there is a private driveway and a garage under a coach house and a single garage.

### **Dimensions:**

Lounge – 4.65m (15'3") x 3.35m (11'0")  
Dining Kitchen – 4.80m (15'9") x 2.84m (9'4")  
Bedroom 1 – 4.62m (15'2") x 2.97m (9'9")  
Bedroom 2 – 3.05m (10'0") x 2.13m (7'0")  
Bedroom 3 – 2.36m (7'9") max x 2.44m (8'0")

Early viewing is highly recommended to appreciate the style, space, and quality this exceptional home has to offer.

### **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.

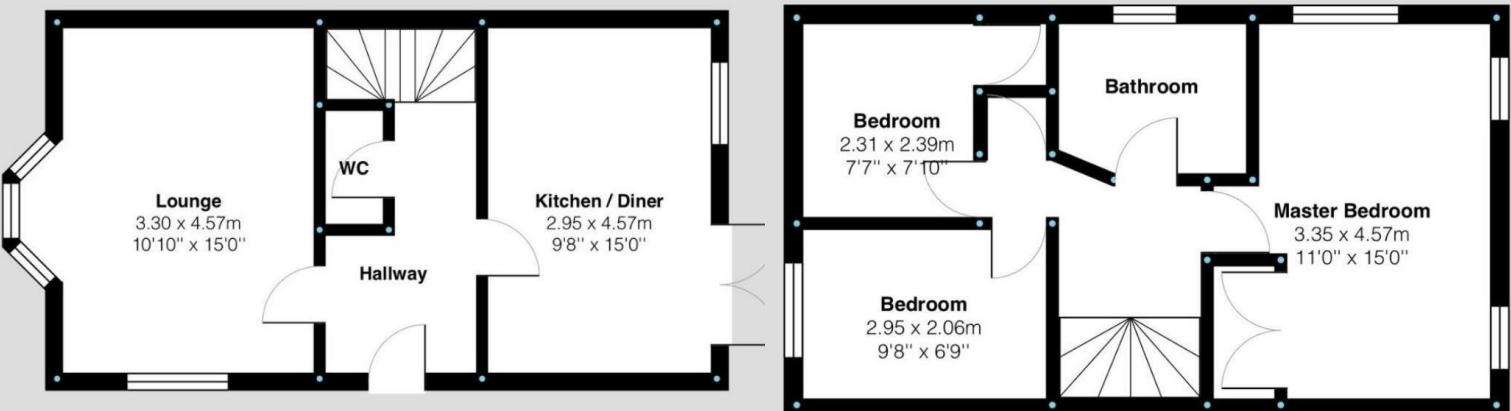
### **Extra Information**

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

## Floor Plan

Ground Floor

First Floor



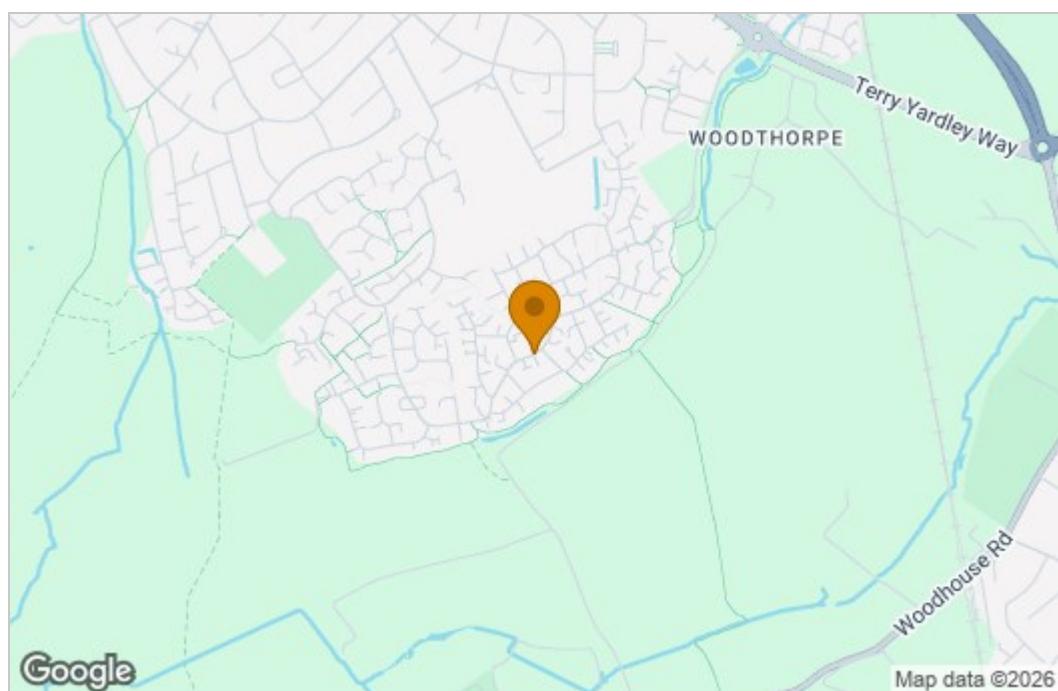
Highland Drive, Loughborough  
Internal Square Footage: Approx 904 sq.ft

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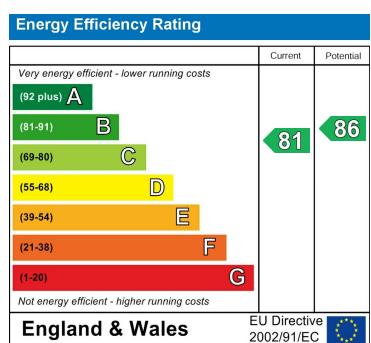
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## Area Map



## Energy Efficiency Graph



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