

# Holders

A Modern Estate Agent



233 Highland Drive, Loughborough, LE11 2RP

£280,000

Situated on the sought after Grange Park development is this immaculately presented and upgraded three double bedroom home. Constructed by the five-star home-builder William Davis, in the developers own words this home is "perfect for small families." Being beautifully presented throughout all that is left to do is move in...

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, space for a dining set, a stainless steel 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.

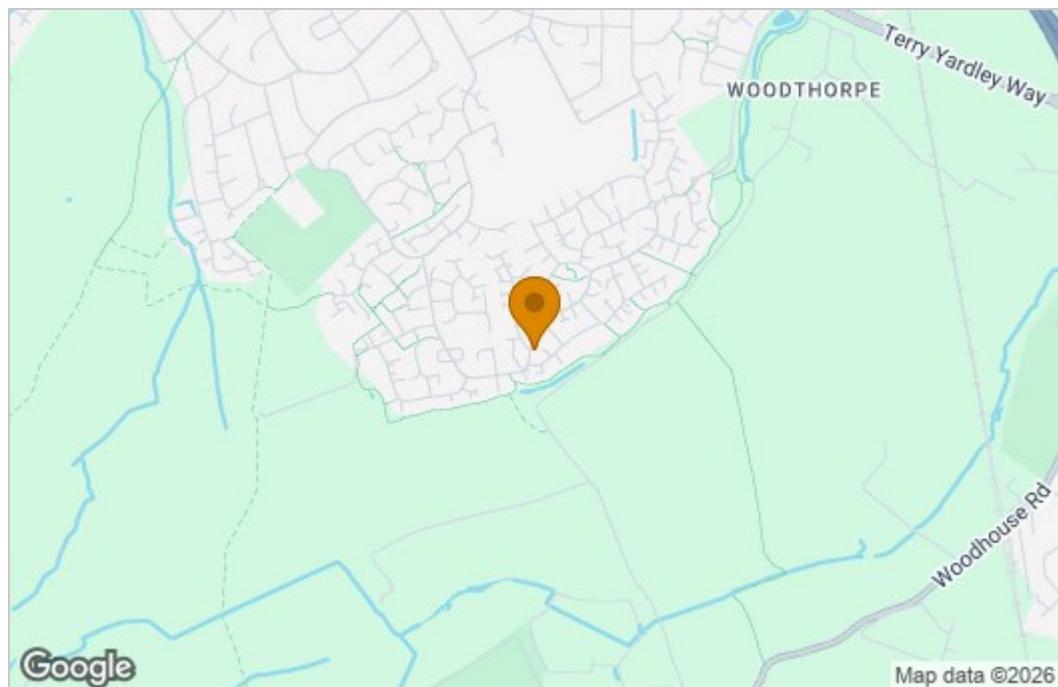
Ascend onto the first floor and you will find three spacious double bedrooms. The master bedroom is spacious in size running the full width of this house and has the added benefit of having an en-suite being fitted with; Double shower unit, low flush wc and pedestal wash hand basin. Bedroom two is situated over the carport; this ample size double room 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 double room with views to the front and an airing cupboard and upgraded fitted wardrobes. 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 of this home is parking for at least two cars in tandem on drive / carport leading to the garage. Along with further parking on road without restriction. The rear garden is private and is mainly laid to lawn with patio spaces making a great space to enjoy the summer months in.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	95
(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	

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