

# Holdere

A Modern Estate Agent



118 Highland Drive, Loughborough, LE11 2HU

£425,000

Holdere Estate Agents are delighted to bring to market this immaculately presented four double bedroom home in the highly sought after Grange Park location. Originally built by William Davis the property is a great design offering space and modern convenience. In brief the property offers an entrance hallway with w.c off, spacious kitchen diner with utility room off, large full width lounge, four double bedrooms with one being en suite and family bathroom. Outside it offers front and rear gardens with off road parking and the garage to the side.

## Summary

Upon entry to the property via the front door you arrive in the entrance hallway, this provides access to the downstairs w.c., Kitchen/Diner and Lounge.

The downstairs w.c. is fitted with a two piece suite comprising low flush w.c and pedestal wash hand basin. In here you also find an alcove providing further useful storage.

Returning back to the hall and entering into the Kitchen/Diner which is of great proportions and also provides access to the utility room at the rear of the property. The Kitchen area is fitted with a sleek modern range of wall and base units with countertops above, it has built in eye level ovens, integrated gas hob with extractor over, inset sink drainer, large integrated wine fridge, integrated fridge & freezer and integrated dishwasher. It is a very light room thanks to windows at both the front and rear and spotlights defining the kitchen area. The dining area has a lovely outlook to the front elevation and there is more than ample space for a large dining set with chairs and the associated furniture.

The utility room is fitted with a matching range of base and wall units with countertops above, making it a great space for further storage and household jobs. There is under counter space and plumbing for a washing machine & and under counter space for a dryer. The boiler is wall mounted and there is a glazed door to the rear elevation taking you straight out to the garden.

The lounge spans the full width of the home and is full of natural light thanks to French doors at the rear and a window to the front elevation. There is a feature fireplace in here and more than enough space for a sofa set and the associated furniture. The current owners even have a small study space at the rear which has a lovely outlook over the garden.

Ascending to the first floor you arrive on the landing, this provides access to all four double bedrooms, family bathroom and the loft.

The main bedroom is a great size and situated at the front of the property, it also benefits from fitted wardrobes and en-suite shower room.

The en-suite is fitted with a three piece suite comprising low flush w.c., pedestal wash hand basin, walk in shower and frosted window to the front elevation allowing natural light and ventilation

when required.

Bedroom two is situated at the front of the property and is another great sized double room, it has a window to the front elevation and fitted wardrobes.

The third and forth bedrooms are both at the rear of the property and are double rooms, the each have a nice outlook over the rear garden.

The family bathroom is fitted with a modern three piece suite comprising bath, low flush w.c, pedestal wash hand basin and frosted window to the rear elevation.

Outside you find the property has an attractive symmetrical frontage, with paved pathway flanked by hedging taking you to the front door. To the side you have off road parking for two vehicles, electric car charging point and access to the single garage which benefits from lighting and power. Heading through the side gate you arrive in the low maintenance landscaped rear garden. It features a large astroturf lawn, paved pathways and decked seating area all of which is enclosed by wooden fencing keeping it safe and secure.

Perfectly positioned on the highly popular Grange Park development the property offers great transport links, access to schooling, shops, walks and the town centre all close by.

## 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.
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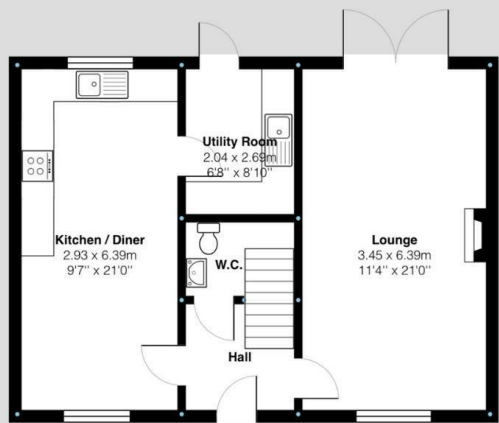
## Extra Information

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

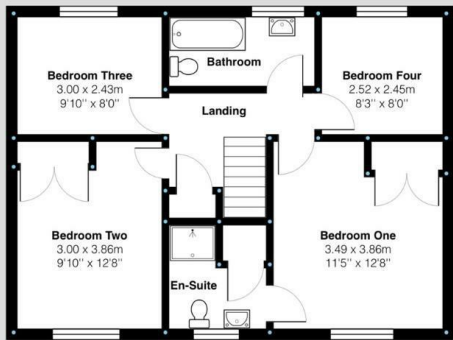


Floor Plan

Ground floor:



First floor:



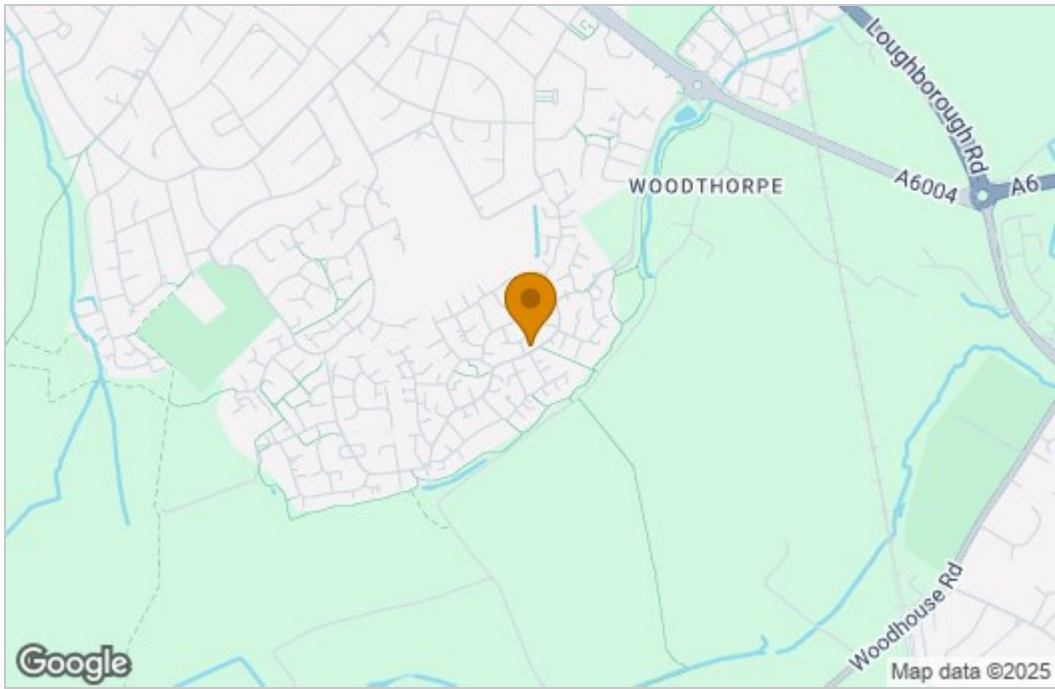
Highland Drive, Loughborough  
Internal Square Footage: Approx 1184 sq.ft

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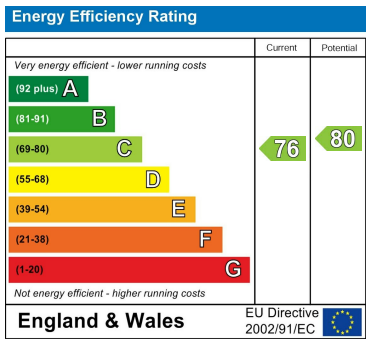
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Area Map



Energy Efficiency Graph



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