

# Holdings

A Modern Estate Agent



70A Highland Drive, Loughborough, LE11 2HU

£160,000

A well-presented home on Highland Drive, Loughborough, offering comfortable and thoughtfully arranged living accommodation in a popular residential location. Ideally suited to a range of buyers, the property combines convenience, practicality and access to local amenities and transport links.

## **Summary**

A fantastic opportunity to acquire a well-presented residence on Highland Drive, Loughborough, ideally situated within a popular and well-established residential area, offering both convenience and a welcoming community setting.

This appealing home provides thoughtfully arranged accommodation, designed to suit a range of buyers seeking comfort and practicality. Upon entering, the property reveals a bright and inviting interior, with a well-proportioned living space that offers a relaxing environment for both everyday living and entertaining. The adjoining kitchen is well-appointed, providing a functional layout with ample storage and preparation space.

The bedroom accommodation is comfortably well-balanced, while the bathroom is finished to a contemporary standard.

Externally, the property benefits from its own outdoor space, ideal for enjoying warmer months or unwinding in a private setting. The location is particularly attractive, with excellent access to Loughborough town centre, a range of local amenities, and convenient transport links.

This is an excellent opportunity to secure a comfortable and well-located home, perfectly suited to first-time buyers, investors or those looking to downsize without compromise.

Leasehold

## **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

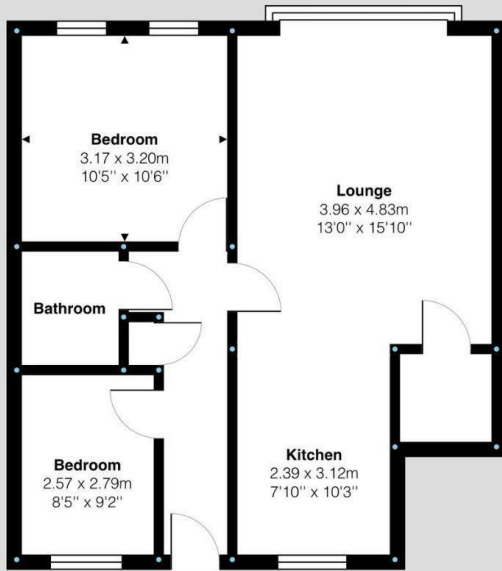
by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## **Extra Information**

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

# Floor Plan

Ground Floor:

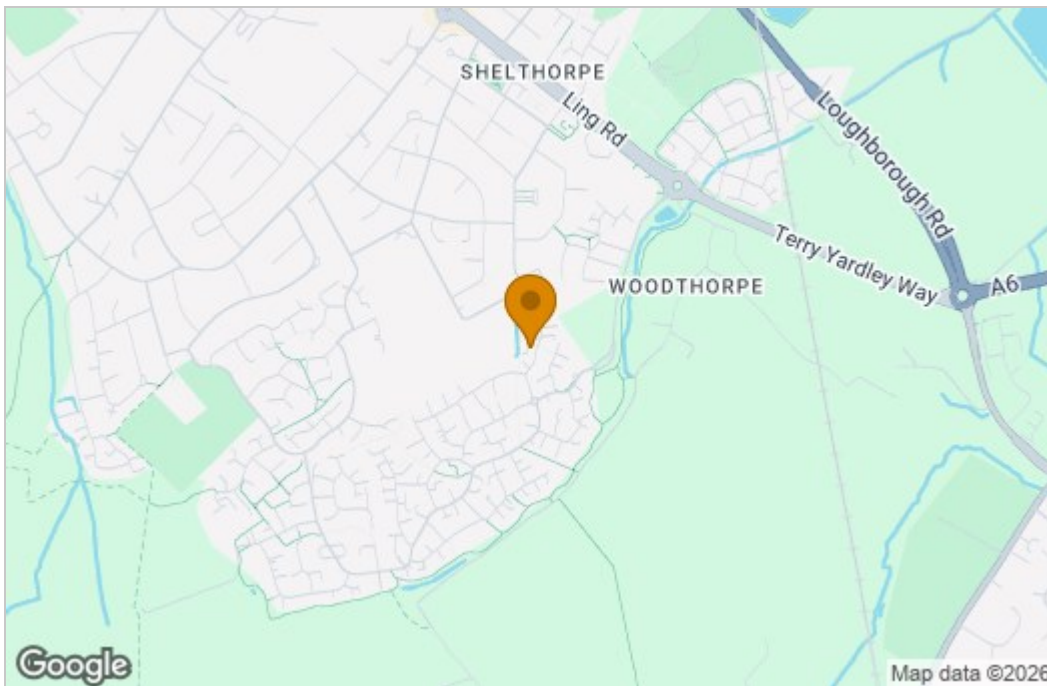


Highland Drive, Loughborough

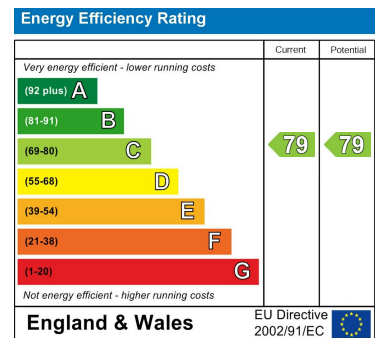
Internal Square Footage: Approx 678 sq.ft

**Holders**  
A Modern Estate Agent

# Area Map



# Energy Efficiency Graph



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.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP  
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk