



Highland Drive | Loughborough | LE11 2HU  
Asking price £279,950

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Situated in a stunning position overlooking the Golf Course, this spacious and stylishly presented three storey townhouse demands internal inspection to fully appreciate. The accommodation offers entrance hallway with w/c, fitted breakfast kitchen and a living room with impressive extension to the rear featuring a lantern light roof window and view over the low maintenance garden. The first floor has a master bedroom with Juliet balcony, large bathroom and a study area. The second floor has two further bedrooms and en-suite shower room. The property has a single garage and off road parking space. Don't miss out on this superb property, ideal for families or couples/singles.

Modern Mid Town House  
Superb Amenities Nearby  
Bathroom and En-Suite  
Extended Living/ Dining Room  
Single Garage & Parking

Views over the Golf Course  
Three Double Bedrooms  
Juliet Balcony  
Low Maintenance Garden  
Stylish Decor Throughout

**Entrance Hall**

With a stylish timber effect floor leading to all rooms and stairs to the first floor.

**Kitchen**

Has integrated appliances such as a dishwasher, washing machine, tumble dryer, oven and hob with a newly added breakfast bar.

**W/c**

A stylishly decorated room with a low level w/c and wash hand basin.



*"Stunning Views Over the Golf Course"*



### Dining/Living Room

A generous sized room offering a large sitting area and an extended dining room featuring a lantern light window above, door and window to the garden.

### First Floor Landing

A large space with access to rooms and second floor landing. This area is particularly spacious and lends itself to use as a study area.

### Bedroom 1

A spacious room with a Upvc doors to a Juliet balcony to the front elevation, with lovely views.

### Bathroom

A three-piece bathroom with a bath, w/c and wash hand basin.

### Second Floor Landing

A large space landing giving access to -

### Bedroom 2

A well-sized room with a fitted wardrobe, an en-suite and window to the front elevation.

### En-Suite

A modern En-suite featuring a shower cubicle, wash hand basin and w/c.

### Bedroom 3

A double room with window to the rear

### Outside

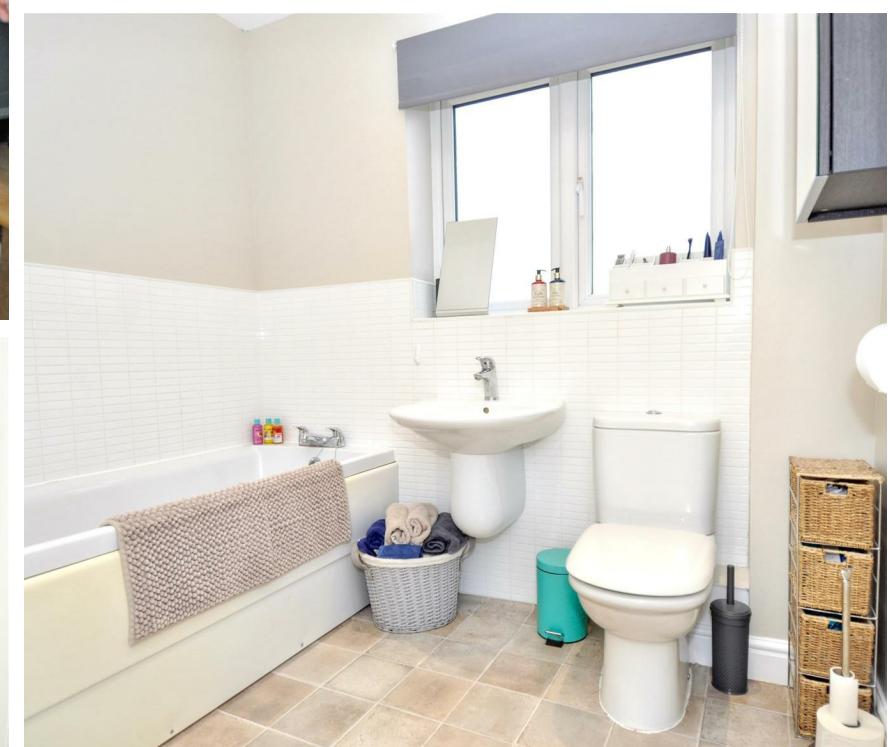
Low maintenance lawned garden with a path walkway leading to the rear gate, this in turn gives access to a communal residents car parking area, where this property has a single parking space in front of the single garage.

### The Area (Paragraph)

This property is set in the popular Grange Park development and has numerous amenities nearby, including supermarkets, chains and independent stores, picturesque walks nearby across towards The Outwoods. There are schools nearby including Outwoods Edge Primary School and Woodbrook Vale Secondary School. The Loughborough train station provides Midland Mainline access to London St Pancras in approx 1hr 40mins.

### Extra Information (Paragraph)

- Identification and Proof of Funding Required – All Vendors



and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelio Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"Tucked Away Position"*



Approx Gross Internal Area  
103 sq m / 1113 sq ft

Ground Floor  
Approx 39 sq m / 419 sq ft

First Floor  
Approx 32 sq m / 347 sq ft

Second Floor  
Approx 32 sq m / 346 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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