

# Highland Drive

Loughborough, LE11 2HU

John   
German





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Guide Price £315,000

Offering easy access to the amenities of Loughborough, as well as transport links further afield, this attractive and modern family home is located on the ever popular Grange Park estate, benefiting from off road parking and a garage to the rear.



Grange Park is located towards the south of Loughborough, with easy access to the range of town amenities, the nearby A6 providing a commuter route to Leicester, and access to the M1 less than 5 miles away.

The property itself is ideal for family living, with the centrally positioned entrance hallway having doors to either side leading to the kitchen/diner and lounge. There is also a useful ground floor cloakroom with WC and hand wash basin, as well as stairs leading off to the first floor.

Undoubtedly the heart of this home is the stylish and inviting open plan kitchen diner, which is ideal for family meal times as it is for entertaining guests. Natural light enters via the dual aspect windows to the front and rear, with the kitchen comprising of stylish base and eye level storage units, with abundant work surfaces over. Integrated appliances include electric oven, gas hob, overhead extractor, fridge/freezer and dishwasher.

From here, the utility offers an additional sink, storage cupboards and work surfaces with appliance space for a washing machine and tumble dryer.

The spacious lounge again offers dual aspect, with a window to the front and a set of patio doors opening on to the garden at the rear.

On the first floor, there are three bedrooms and the family bathroom.

Bedroom one is a double having integrated storage and the benefit of its own en suite shower room hosting a shower cubicle, low level WC, hand wash basin and heated towel rail.

Bedroom two is another impressive double, having two windows to the front, bedroom three being a single.

Completing the accommodation is the family bathroom, comprising of a white suite having a panelled bath with shower over, low level WC, hand wash basin, heated towel rail and airing cupboard.

Additional storage is available in the fully boarded attic space with power, lighting and built in retractable ladder access.

Externally, the rear garden incorporates both a patio and lawn, with gated access to both the side and the rear, where there is off road parking and a garage en bloc.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

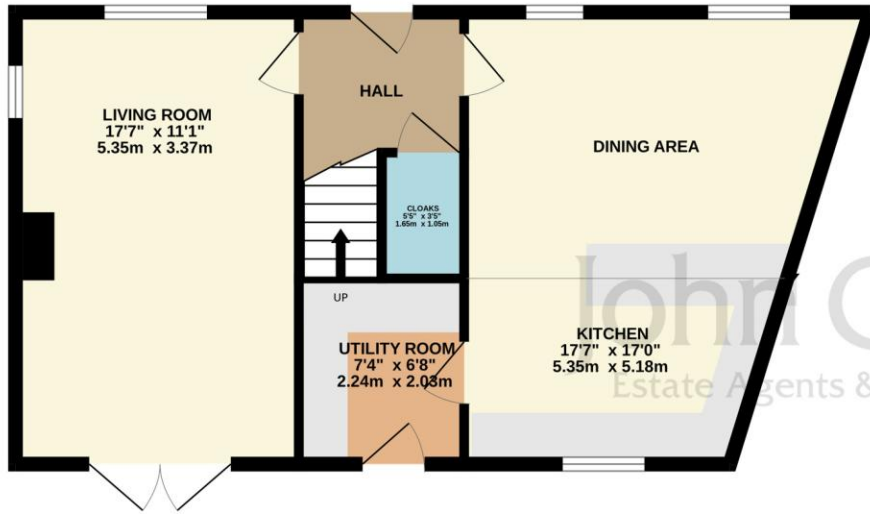
**Our Ref:** JGA/16112023

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band D

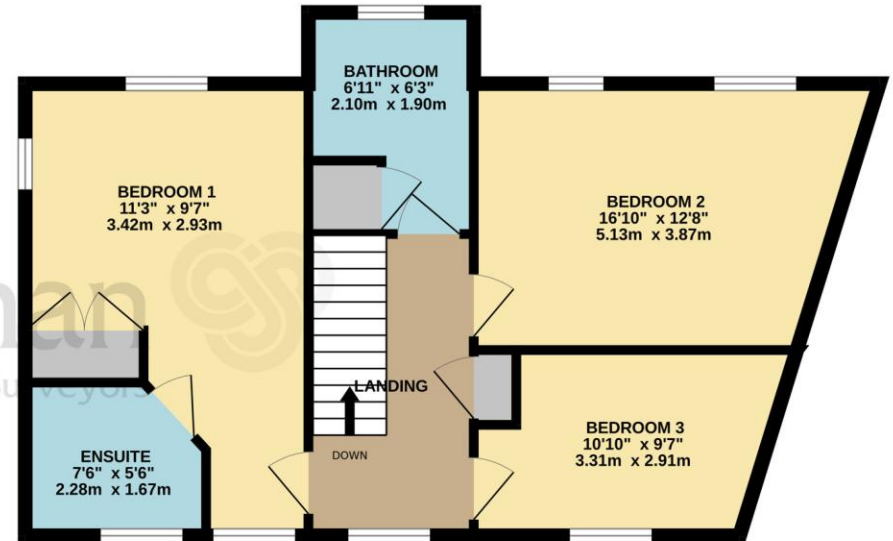




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield  
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[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent



