



**HIGHLAND DRIVE,
LOUGHBOROUGH LE11 2RP**

**£250,000
FREEHOLD**

This LOVELY MID TOWN HOUSE is IMMACULATE THROUGHOUT and boasts a SPACIOUS LOUNGE/DINER, having French Doors to the garden, FITTED KITCHEN and WC to the ground floor, whilst upstairs the landing gives way to THREE GENEROUS BEDROOMS and family bathroom. Outside, neat mainly laid to lawn front and rear gardens, the latter having gated access to TWO PARKING SPACES, complete the picture of this comfortable home in a popular residential development.

EDWARDS
SALES AND LETTINGS

HIGHLAND DRIVE

IMMACULATE TOWN HOUSE | THREE BEDROOMS |
SPACIOUS LOUNGE/DINER | FITTED KITCHEN |
DOWNSTAIRS WC | FAMILY BATHROOM | PARKING
FOR TWO CARS | CHARNWOOD BOROUGH
COUNCIL TAX BAND C | EPC RATING B



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ENTRANCE HALL

Front door into entrance hall with radiator, doors to downstairs W.C, kitchen, lounge diner and stairs to first floor.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled W.C and wash hand basin, radiator with small PVCu glazed window to front elevation.

KITCHEN

11'9" x 8'9" (3.58m x 2.67m) Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, electric oven, gas hob, stainless steel overhead extractor fan, integrated fridge, under-counter space and plumbing washing machine, radiators, PVCu double glazed window to front elevation.

LOUNGE DINER

16'2" x 14'5" (4.93m x 4.39m) PVCu double glazed windows to rear elevation, radiator, storage cupboard and PVCu French doors leading out into the garden.

LANDING

Doors to all bedrooms and bathroom, airing cupboard and loft access.

BEDROOM ONE

13'5" x 8'9" (4.09m x 2.67m) PVCu double glazed windows to rear elevation, radiator and doors to built in wardrobes.

BEDROOM TWO

13'0" x 8'9" (3.96m x 2.67m) PVCu double glazed window to front elevation, radiator and doors to built in wardrobes.

BEDROOM THREE

8'6" x 7'3" (2.59m x 2.21m) PVCu double glazed window to front elevation, radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled W.C, wash hand basin and bath with shower over and PVCu double glazed window to rear elevation.

OUTSIDE

To the front of the property is a lawn garden. To the rear of the property is an enclosed garden with patio and lawn, gated access to parking spaces.

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the

provider is expected to pay us the corresponding Referral Fee.

HIGHLAND DRIVE







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ADDITIONAL INFORMATION

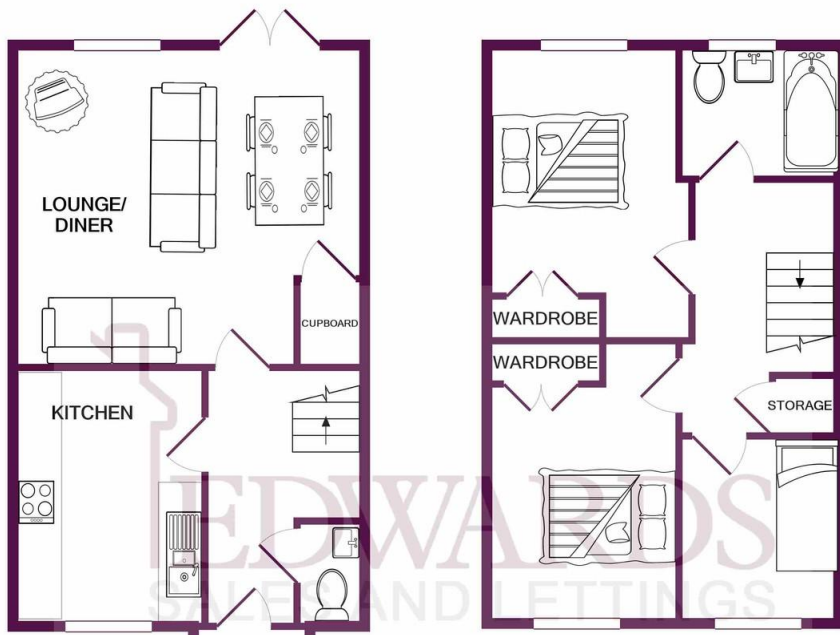
Local Authority – Chamwood Borough Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold





1ST FLOOR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements