



**DRAFT DETAILS**  
**19 HIGHLAND DRIVE, LOUGHBOROUGH,**  
**LEICESTERSHIRE, LE11 2HT**



**PRICE: £169,950**

A deceptively spacious two bedroom mid-town house built approximately ten years ago. Internal inspection is highly recommended to appreciate the size of the full width of the lounge which overlooks the rear garden, there is also a fitted kitchen and a W.C off the entrance hall. To the first floor there are two large double bedrooms both full width of the property which share a three piece family bathroom suite. The master bedroom has built-in double wardrobes. The gardens to both front and rear are low maintenance, the front garden comprises of a walkway with stoned area to either side and to the rear there is a patio with artificial lawn completing the remainder of the garden. There is allocated parking space through the rear of the property as well as on street parking locally. Property is in the catchment area for Outwoods Edge Primary School and in easy reach of Loughborough's town centre. Energy rating of B.

**Residential Sales**



## ACCOMMODATION:

**ENTRANCE HALL:** Staircase rising off to the first floor accommodation with storage cupboard under. Ceiling light point. Central heating radiator. Timber effect laminate flooring. Doors to:-

**DOWNSTAIRS W.C:** W.C and wash hand basin. Ceiling light point. Central heating radiator.

**KITCHEN:** 3.1 m x 2.3 m (10' 2" x 7' 8") Comprises of a base and eye level units with roll-edge work surface. Inset of one and half bowl sink and side drainer. Integrated oven and hob with extractor hood over. Space for larger style fridge freezer and washing machine. UPVC double-glazed window to the front elevation. Ceiling light point. Housing the properties ideal central heating boiler.

**LOUNGE:** 4.4 x 3.0 m (14' 4" x 9' 9") Full width of the property. UPVC double-glazed window and door overlooking the garden, to the rear elevation. Ceiling light point. Central heating radiator and flooring matching out of the entrance hall. First floor:-

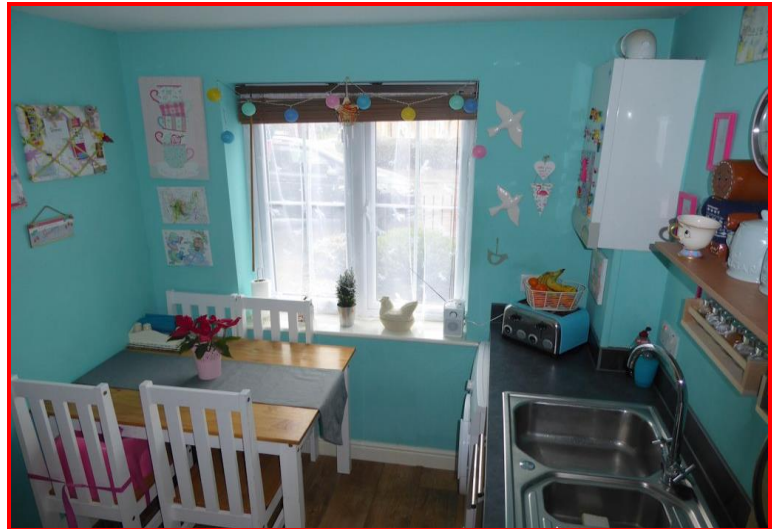
**LANDING:** Ceiling light point. Loft access hatch. Storage cupboard. Door to:-

**BEDROOM 1:** 4.4 m x 3.0 m (14' 4" x 9' 9") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built-in double wardrobe.

**BEDROOM 2:** 4.4 m x 3.3 m (14' 4" x 10' 11") Two UPVC double-glazed windows to the front elevation. Ceiling light point. Central heating radiator.

**BATHROOM:** 2.2 m x 2.0 m (7' 4" x 6' 6") Comprises of a three piece suite to include bath with shower attachment over. W.C and wash hand basin. Ceiling down lights. Heater ladder effect towel rail. Extractor fan.

**OUTSIDE:** To the rear front there is a walkway that leads to the properties front door with stoned area to either side, with ornate metal gate and fencing to the perimeter. To the rear there is a walk way that leads down to the left hand side of the property passing the stoned patio area to the right. The remainder of the garden is laid to artificial lawn with planting borders to the left hand side. The Garden enclosed by panel fencing with access gate to the rear, which leads out to the rear where the properties parking space can be located on the left hand side and is the third space from the road.





**DIRECTIONS:** From our office proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights take the right hand turn into Southfields Road. Follow the road around keeping in the left hand lane follow the road around onto Park Road turning right onto Beacon Road. Continue to the traffic island junction taking the second exit onto Epinal Way and continue into a southern direction over the traffic island junction with park road. Continue for a short distance onto the dual carriage way at the traffic island junction, take the third right hand turn onto Allendale Road, Continue on Allendale Road, upon meeting the traffic island junctions on Highland Drive turn right and continue from some distance where number 19 can be located on the right hand side.

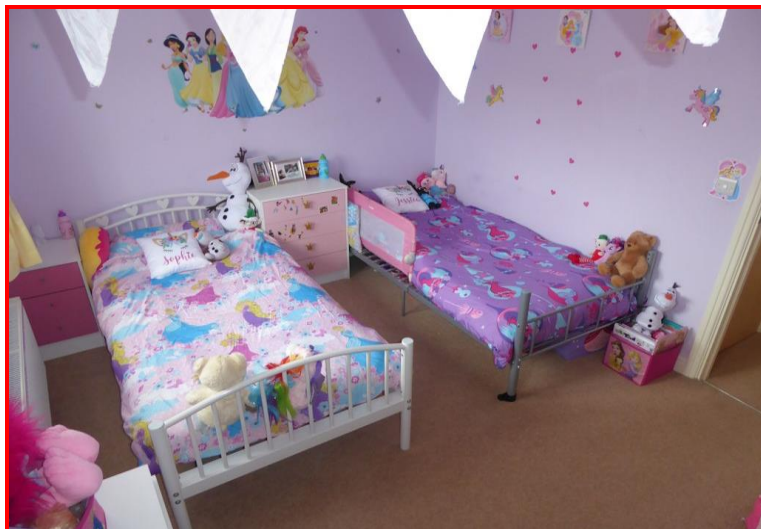


**SERVICES:** Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION:** We understand the property to be freehold and vacant possession will be given upon completion of the sale.

**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

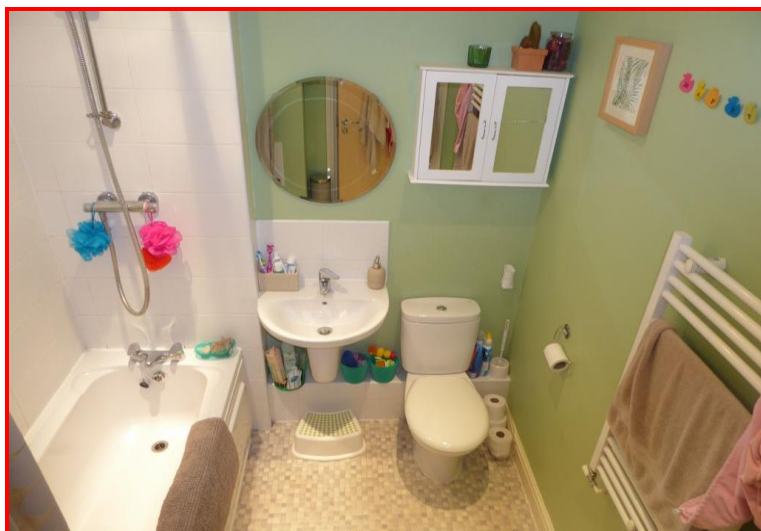
**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.



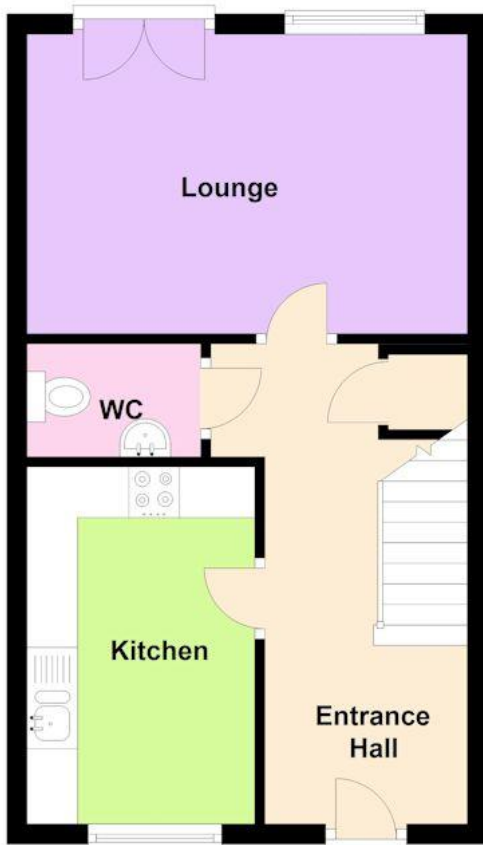
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

**VIEWING:** Strictly by prior appointment through ourselves.

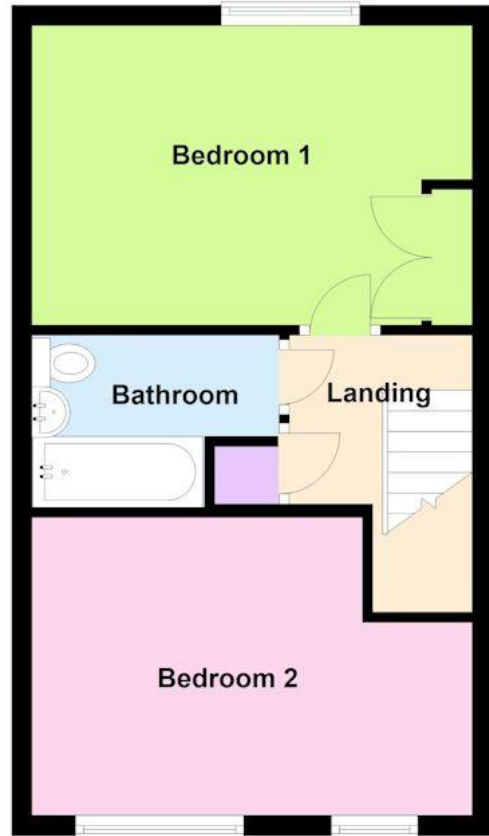
**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set 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 presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 25/01/18. We are members of The Property Ombudsman scheme.



## Ground Floor



## First Floor



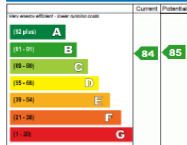
### Energy Performance Certificate

19 Highland Drive  
L24-4BP/ROUOH  
LE11 2HT

Dwelling type: Mid-terrace house  
Date of assessment: 19 May 2009  
Date of certificate: 19 May 2009  
Reference number: 0753-2621-6264-0191-6375  
Total floor area: 72 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

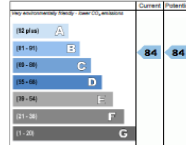
#### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	120 kWh/m <sup>2</sup> per year	114 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year
Lighting	£59 per year	£39 per year
Heating	£156 per year	£156 per year
Hot water	£82 per year	£82 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 612 612 or visit [www.energywise.org.uk/energywise](http://www.energywise.org.uk/energywise)