

# Station Road

East Leake, Loughborough, LE12 6LQ

John German









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£795,000

This extended family home is situated in one of the most desirable neighbourhoods in the popular village of East Leake. Situated on an excellent plot surrounded by a mature garden and trees.





Upon arrival at Pinemount you will approach the property via the driveway, surrounded by mature trees and lawn and set back from the road. Access is given to the front entrance door and double garage and you immediately sense that this is a special property.

Built in 1983, this family home has spacious, versatile accommodation. We begin our tour in the living room which runs the length of the property and has French doors to the garden. There is a traditional fire with surround as the focal point and ample space for furniture. This is the ideal room for relaxing and getting away from the main activities of the house.

We then move through to the formal dining room, with serving access to the kitchen and space for a dining table and chairs. Such is the versatile nature of this property, the kitchen / breakfast room also has room for a table and chairs with the kitchen being fitted with a range of matching base and eye level units and work surface areas. A separate utility room serves the kitchen well and an external door provides convenient access to the outside. From the breakfast room there is external access to the garden and access to the real "Wow" factor for the property, the Family Room.

Having been extended to the side, the family room is perfect for entertaining. This spacious room has French doors to the garden and a feature fire and surround as a focal point.

For those buyers who need office space and work from home, the property enjoys a separate study which occupies a front aspect, and completing the downstairs accommodation is the separate WC.

Ascend to the first floor and you will find four bedrooms, each with a window to its individual aspect, en-suite facilities to the principal bedroom and of course a family bathroom. Each bedroom is of a generous size with three of them having fitted wardrobes.

The bathroom has a matching suite to include panel enclosed bath, WC, and wash hand basin whilst the en-suite is fitted with a walk-in shower, WC, and wash hand basin.

Proceed back downstairs and step outside into a wonderful, mature rear garden. Step back and take the time to look at the rear aspect of the property and take in the outdoor space that this family home offers. There are three storage sheds, and a Summer House, and access is given to both sides of the property. The double garage has electric up and over door. Taken from the "Sprift" property web site, the property enjoys 0.26 Acres.

In conclusion, we are expecting high demand for this property situated in the most desirable part of East Leake and occupying a commanding position.

**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.environment-agency.co.uk](http://www.environment-agency.co.uk);  
<https://www.rushcliffe.gov.uk/planningandgrowth/>

**Our Ref:** JGA/15042021

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band G











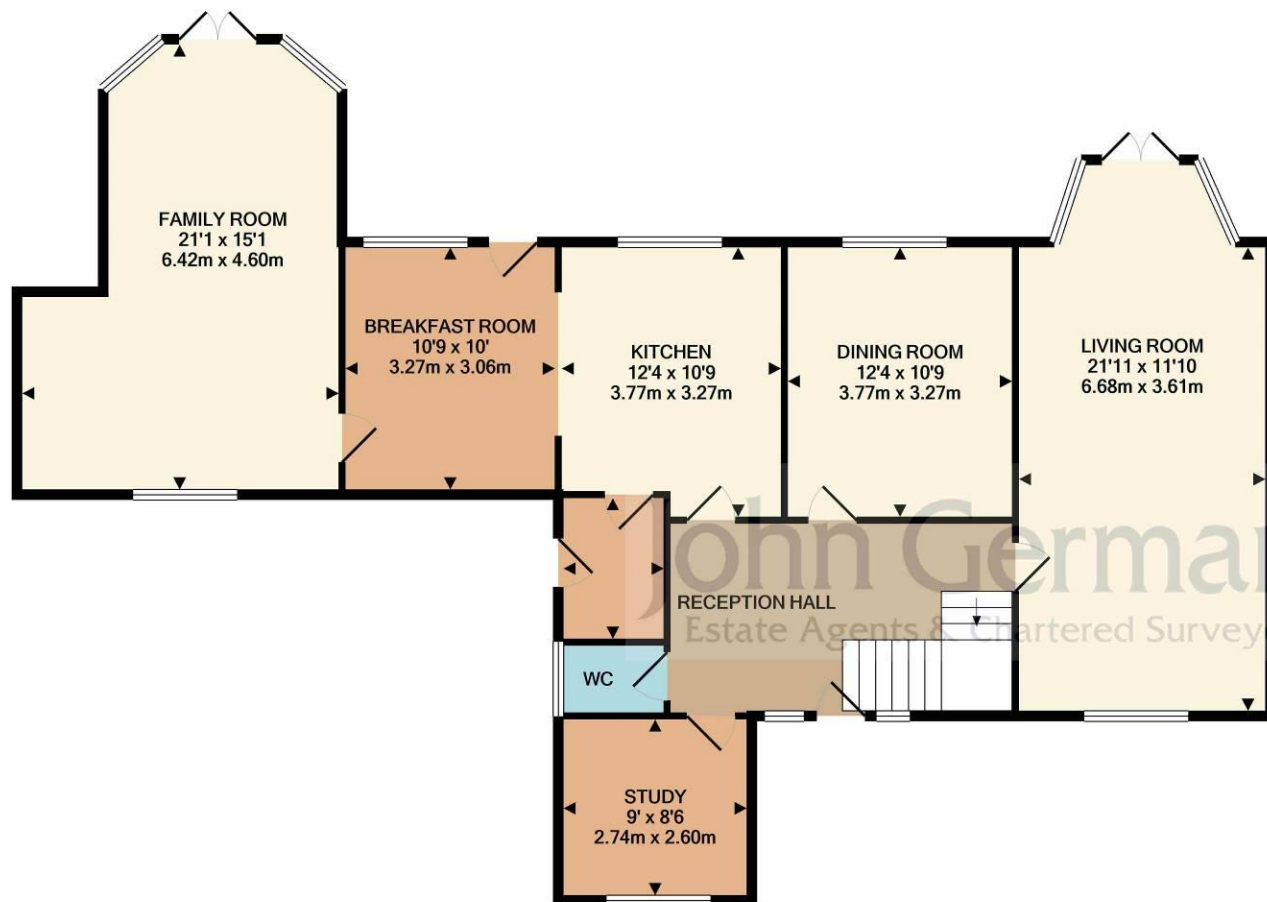




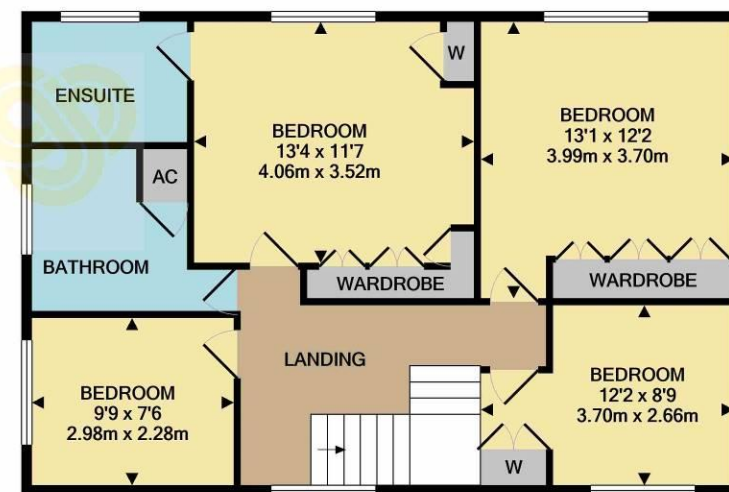








GROUND FLOOR



1ST 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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### 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		
69-80	C		80   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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