

Manor Farm Meadow

East Leake, Loughborough, LE12 6LL

John 
German





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£400,000

Welcome to Manor Farm Meadow situated in the ever-popular village of East Leake. With spacious, versatile accommodation this detached and extended family home is sure to prove popular and we urge you to book your tour today.



Upon arrival at Manor Farm Meadow, it worth taking the time to appreciate your surrounds. Each property is beautifully kept, and this delightful location close to the village always proves popular with buyers.

Proceed to the front entrance door, the driveway provides ample off-road parking, and step inside the reception hallway. From here, access is given to accommodation and stairs rise to the first floor.

We begin our tour in the spacious living room, the ideal space for relaxing in and having a double-glazed window to the front aspect and space for assorted furniture. There is a sunroom to the rear aspect which forms part of the extension, and this has access and superb views across the garden and two sky light windows.

For those buyers that are now working from home, there is a separate study area adjacent to the sunroom which could also be used as a playroom, such is the versatility of the property.

The kitchen/breakfast room, extended and to the rear of the property, is fitted with a range of smart base and eye level units and work surface areas. There are fitted appliances to include oven, hob and extractor, tile effect flooring, and rear and side aspect double-glazed windows. The breakfast area has space for a table and chairs and there is external access to the side of the property.

A separate dining area, with a front aspect double-glazed window and space for dining table and chairs is the perfect space for formal dining or entertaining. Convenient access is given from the kitchen.

Completing the downstairs accommodation is a separate WC.

Ascend to the first floor and you will find four bedrooms, a dressing area to the principal bedroom and a family bathroom. Each bedroom has a double-glazed window to its individual aspect and the dressing area has a vanity wash hand basin. There are fitted wardrobes to bedrooms three and four. The bathroom is fitted with a white suite to include matching panel enclosed bath with shower over, WC and wash hand basin.

Proceed back downstairs and step outside into a wonderful garden, maintained to an exceptional standard and awash with colour. There is a neatly kept lawn and a variety of plants, trees, and shrubs as well as a summer house and green house. Access is given to the sides of the property.

The garage has two separate entrance doors, power and lighting together with internal access to the property via the study.

In conclusion, we are expecting high demand for this family home, which is close to the village centre, schools, and local amenities. Book your tour with our village office today.

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
www.rushcliffe.gov.uk

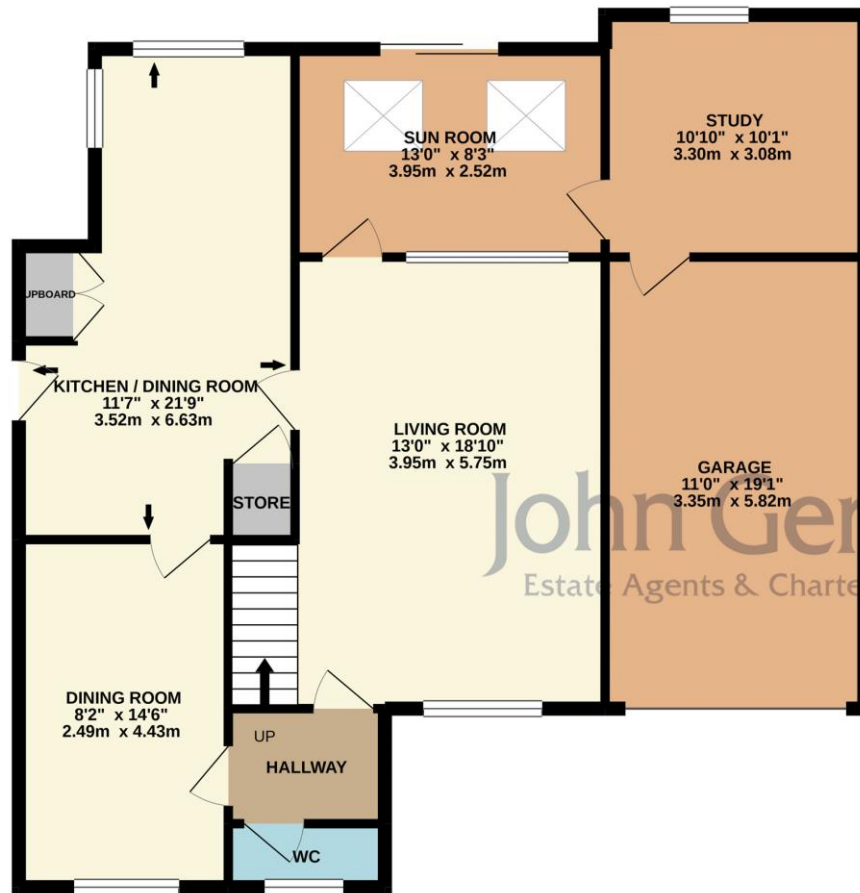
Our Ref: JGA/08102021

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band E

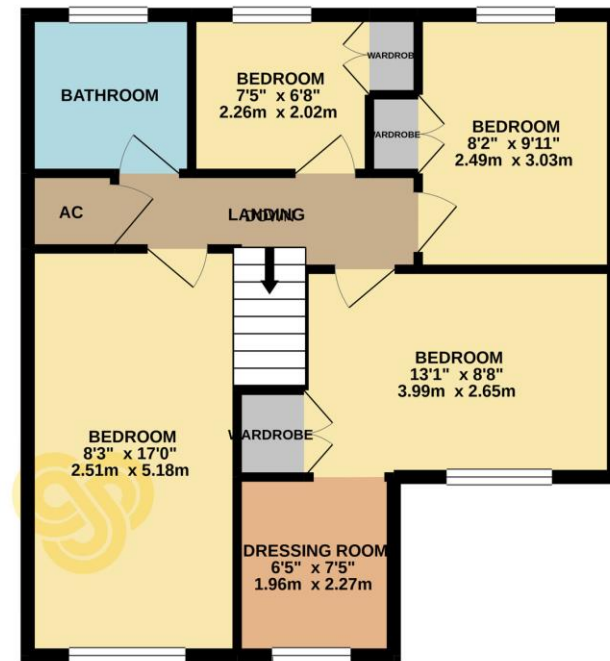




GROUND FLOOR



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



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