



This is the ideal first-time purchase in the ever-popular village of East Leake. It's a fifteen-minute walk to the village centre and all the local amenities that are on offer in this vibrant community.

**£210,000**



John German

Inside, the property is dominated by a superb open plan living room and kitchen. There are French doors to the garden and access to a separate WC. The vendor is willing to leave the fridge freezer and washing machine which will be handy and compliment the already fitted appliances perfectly. There is a central breakfast area, together with ample room for furniture.

Upstairs are two bedrooms along with the modern bathroom which has a shower over the bath, so that you can have an invigorating shower in the morning or a relaxing soak after a hard day's work.

Its decorated neutrally throughout and has laminate flooring in the living area and kitchen. There is carpet in both bedrooms for a cosy feel upstairs.

Got a car? There's off-road parking to the front and plenty of street parking for visitors. To the outside rear is an enclosed garden with a loose stone seating area and lawn enclosed by fencing. The timber shed is ideal for storing the garden equipment or golf clubs.

**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)

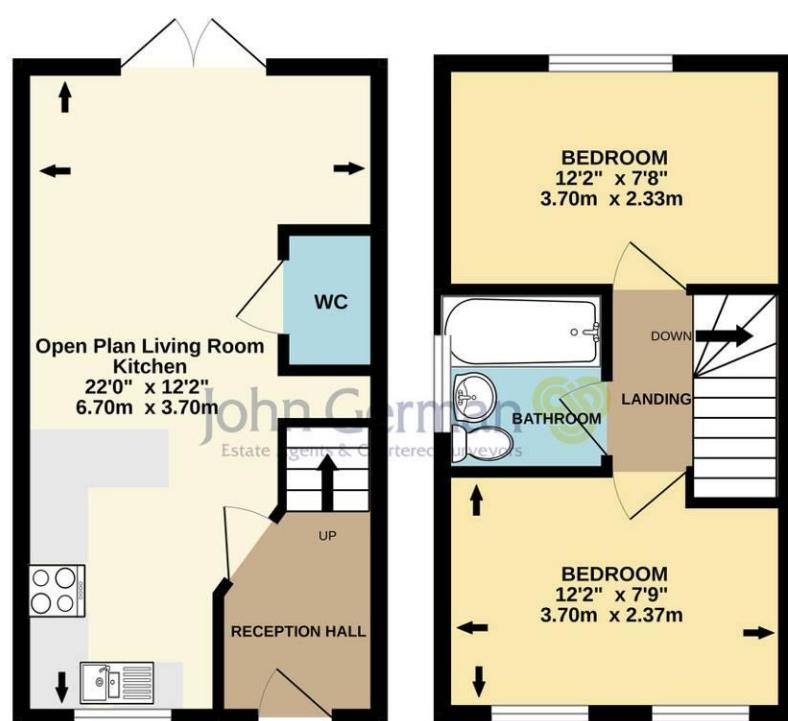
[www.rushcliffe.gov.uk/planningandgrowth/](http://www.rushcliffe.gov.uk/planningandgrowth/)

**Our Ref:** JGA/31012022

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

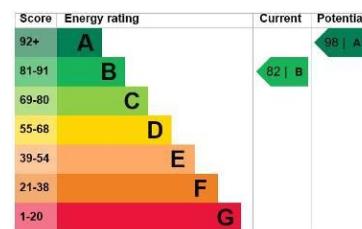
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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 operation 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.