

Manor Farm Meadow

East Leake, Loughborough, LE12 6LL



Generously sized 4 double bedroom home situated on a sought-after road within easy walking distance to the village centre, Brookside primary school, parks and countryside walks. The property offers excellent potential to create a wonderful home and viewing is highly recommended.

£375,000



John German

East Leake The popular village of East Leake in the Rushcliffe district of Nottinghamshire offers an excellent range of local facilities and amenities including primary and upper schools, medical centre and a range of shops and pubs. The village is well known for its community spirit, is surrounded by charming countryside and affords easy access to Loughborough, Nottingham and the M1 motorway.

Accommodation:

The property sits behind a neat hedge with full garden and blocked paved driveway to the side which provides access to the garage and the property itself. Looking inside will reveal a generously sized hallway with stairs leading off and a guest cloakroom set beneath. The kitchen to your right is well-proportioned and well-equipped with plentiful cabinets wrapping around 3 sides of the room, further enhanced by useful walk-in storage pantry.

Both the lounge and the dining room lighten the rear of the property with wide picture windows overlooking the lovely gardens with the lounge having door to outside and sitting as its focal point an Inglenook style fireplace with inset central fire flanked either side by two windows.

Return to the hallway and go upstairs where you find yourself standing on a great sized landing with the window to the fore.

Arranged around are 4 double bedrooms, particular attention should be drawn to the sizes of bedroom 1 and 2 with both benefiting from fitted wardrobes and wide picture windows. Bedrooms 3 and 4 are also a great size and the family bathroom not only has a bath but a stand alone shower completed by a separate WC.

Side and rear gardens are particularly good enjoying excellent privacy and mature planted borders. They are laid mainly to lawn and have a corner paved patio with timber pergola above.

Agents note: Please note that the solar panels on the property are part of a solar share lease agreement dated 07/07/2011 for 25 years with Home Sun Ltd. This provides free electricity to the property. We would advise any interested parties to seek further verification, the lease agreement is available at the office or speak to your legal representative.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). The roof space is leasehold due to the agreement with the solar panel firm.

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

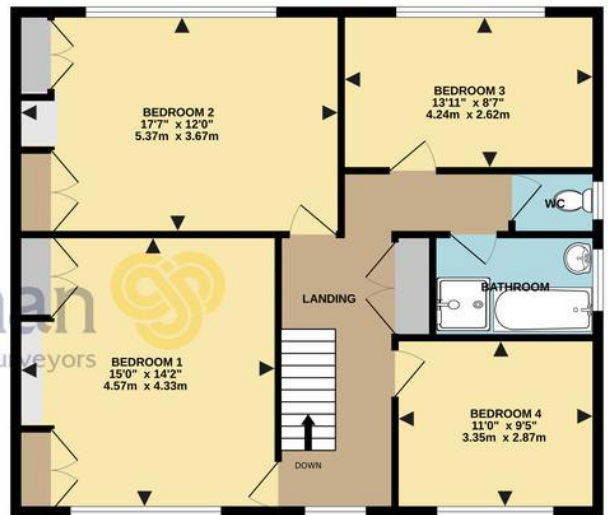
Our Ref: JGA/11072022

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

GROUND FLOOR



1ST FLOOR

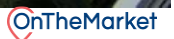


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2022





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
75 Main Street, East Leake, Loughborough,
Leicestershire, LE12 6PS

01509 856006
eastleake@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent