

Damson Road

East Leake, Loughborough, LE12 6QY

John 
German





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£343,000

Occupying a corner plot on this modern and attractive development, this superbly presented family home boasts an en suite, kitchen diner and off road parking with garage.

This modern and established development is extremely well presented having beautifully maintained green spaces and easy access to the local amenities. Located on the edge of the sought after village of East Leake with its surrounding countryside.

Enjoying a prominent corner plot, the property has a driveway providing off road parking for two cars in addition to a garage having up and over door to the front, with electric supply suitable for a vehicle charging point.

The front entrance door leads opens to the central hallway where stairs rise to the first floor and doors open to either side, offering access to both the kitchen/diner and living room.

The living room is an inviting reception space boasting dual aspect double glazed windows with fitted blinds, the room is well proportioned and suited to family living.

To the other side of the hallway – and another dual aspect room – the kitchen/diner has a combination of both wall and base level units, work surface and tiled splashbacks. There are integrated appliances including AEG oven, microwave, four ring gas hob, overhead extractor, fridge/freezer and dishwasher. Low level plinth lights run round the base of the units and patio doors open to the rear garden – again with fitted blinds.

The utility has appliance space with plumbing for a washing machine, a further work surface, and the room also houses the central heating boiler in addition to a useful under stairs storage cupboard.

Completing the downstairs accommodation is the cloakroom that is accessed off the entrance hallway. Part tiled, it features a white suite with low level WC and hand wash basin.

Upstairs, this family home offers three double bedrooms, an en suite and a bathroom. Bedroom one is a great size, enjoying the benefit of built in storage and its own en suite having a smartly presented white suite including an enclosed shower cubicle, low level WC, pedestal hand wash basin and heated towel rail.

The remaining two double bedrooms are well proportioned, with one currently set up for home working. These are serviced by the family bathroom with a panelled bath having shower over, low level WC, pedestal hand wash basin and a heated chrome towel rail.

Outside, the both the front and rear garden are landscaped, with the latter offering a decked seating area with inset lighting, as well as a lawn and maintained borders. A path leads to gated rear access, opening to the driveway.

Note: There is a charge for maintenance of communal areas on the estate, which is understood to currently be approximately £290 per annum.

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.

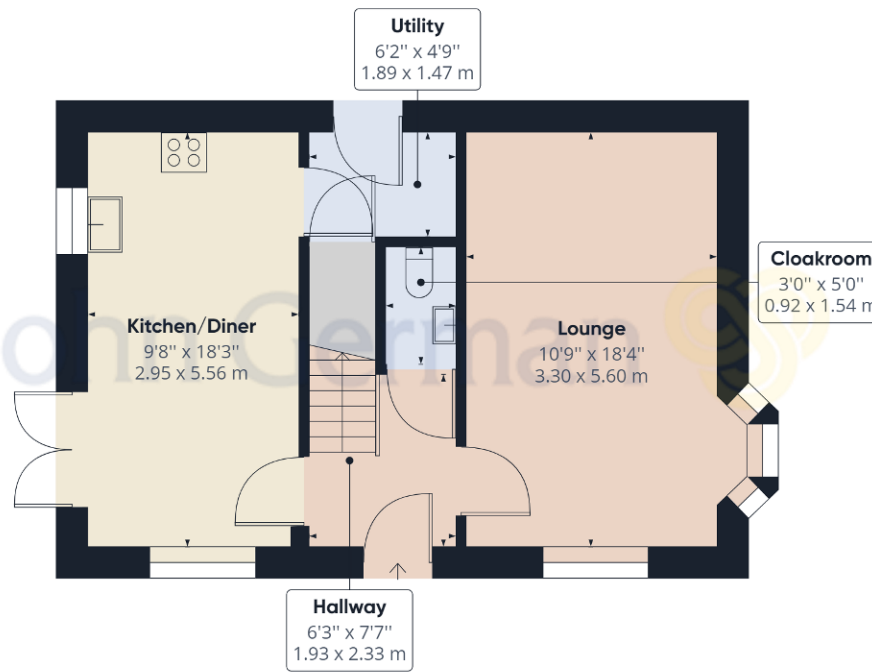
Useful Websites: www.rushcliffe.gov.uk

Our Ref: JGA/11102022

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





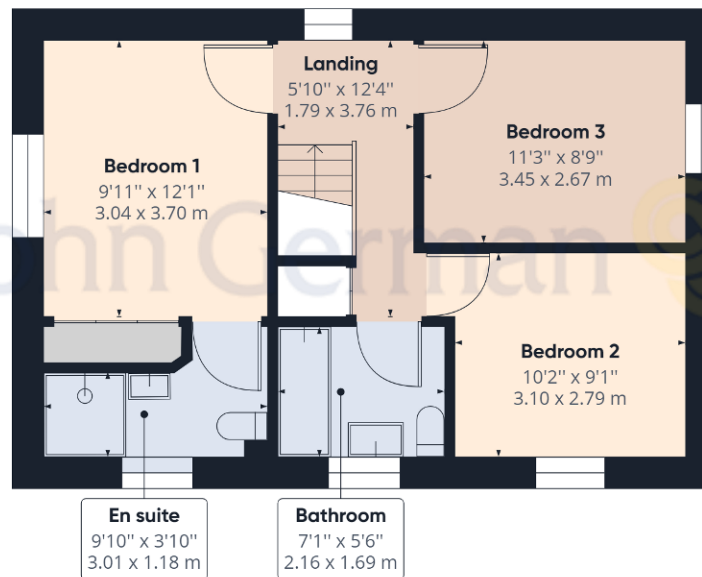


Ground Floor Building 1

Approximate total area⁽¹⁾

981.66 ft²

91.20 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

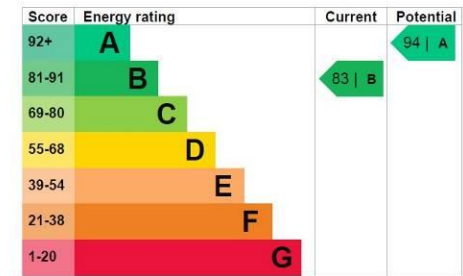
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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John German

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

01509 856006

eastleake@johngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent



