

Cornflower Way

East Leake, Loughborough, LE12 6TG

John 
German





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£360,000

Situated on a modern and sought after development, this family home is beautifully presented, benefiting from an open plan kitchen/diner, utility, ensuite and plentiful storage.



Just a short distance from the amenities of the village centre, this beautifully presented detached family home is a must see! East Leake is a wonderful village boasting excellent transport links and fantastic walks along the surrounding countryside, as well as schools, shops and local cafes. Commutable to the nearby city of Nottingham as well as university town of Loughborough.

The attractive frontage has a low hedged border and tarmac driveway to the side providing off road parking, as well as access to the garage which has an up and over front entrance door.

The centrally positioned front door opens to the hallway, having useful guest cloakroom, stairs rising to the first floor and doors off to the dining kitchen and lounge.

Natural light floods into the lounge from both the double glazed window to the front and the patio doors to the rear, creating a vibrant and welcoming reception room.

Opposite, the smartly appointed dining kitchen is open plan, again offering views to both the front and rear with double glazed windows to both aspects.

The kitchen is fitted with a range of both wall and base level units with wood effect work surfaces over and integrated appliances including fridge/freezer, dishwasher, oven, gas hob with overhead extractor, and splashback.

Providing further work surface area and storage, the utility houses the central heating boiler and offers additional appliance space with plumbing for a washing machine. Also, there is a particular spacious understairs storage cupboard.

Upstairs, the landing has a double glazed window looking out over the garden and further integrated storage. The three bedrooms are well proportioned, with the front aspect principal bedroom having integrated wardrobe space and the benefit of its own en suite shower room comprising an enclosed shower cubicle, low level WC, hand wash basin and heated towel radiator.

Bedroom two is also a double, again having the benefit of built-in storage.

Bedroom three would make an excellent single, but is currently set up to offer an ideal home working space with desk space and laminate flooring.

The contemporary family bathroom is partly tiled and fitted with a white suite comprising panelled bath with shower and screen over, pedestal hand wash basin and low level WC.

Outside, the property enjoys a private and spacious rear garden with patio and lawn. There are replanted and maintained borders, with gated side access out to the driveway.

-There is a communal green space charge applicable, payable annually at £130.65

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.

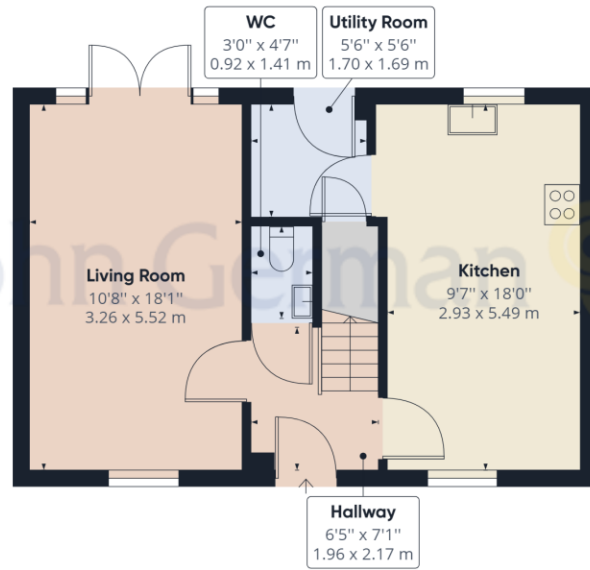
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/181120222

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

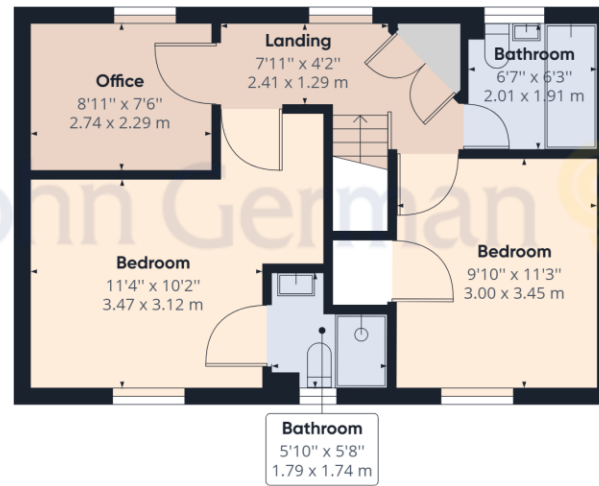






Ground Floor

Approximate total area⁽¹⁾
 957.41 ft²
 88.95 m²



Floor 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

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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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