

# The Keep

East Leake, Loughborough, LE12 6ND



**FOR SALE BY AUCTION 29/2/24**

Offering fantastic scope for modernisation and improvement, this semi-detached bungalow is located in the highly desirable village of East Leake, boasting easy access to Loughborough, Nottingham, East Midlands Airport and the M1.

**Auction Guide Price £159,000**

**John German** 

Located in the popular Nottinghamshire village of East Leake, this bungalow offers fantastic scope for modernisation and improvement. The village itself is highly regarded, hosting a range of local amenities including cafes, shops, schools and a doctor's surgery. It is commutable to the University town of Loughborough, plus Nottingham and Leicester, with East Midlands Airport being just under 10 miles away.

Set back from the road and benefiting from a cul-de-sac position, the property has a walled frontage with front garden and driveway to the side.

The front entrance door leads into the hallway, where doors lead off to the various rooms.

Both to the front aspect, the two bedrooms are well proportioned and both doubles, with the larger of the two having a characterful bay window.

The bathroom hosts a suite comprising a bath, WC and hand wash basin, with a window to the front aspect.

Having undergone some improvement work already, the main reception room is a fantastic space, having both wall and ceiling light points, plus an open chimney. Double doors open to the glazed conservatory to the rear, which enjoys views out over the rear garden.

The kitchen (not fitted) is situated adjacent to the lounge, also offering access out to the conservatory, with there also being a window to the side aspect.

Externally, the rear garden has both patio and lawn, together with a detached single garage having an up and over door to the front, as well as separate pedestrian access.

**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)

**Our Ref:** JGA/20122022

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

#### Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

#### Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

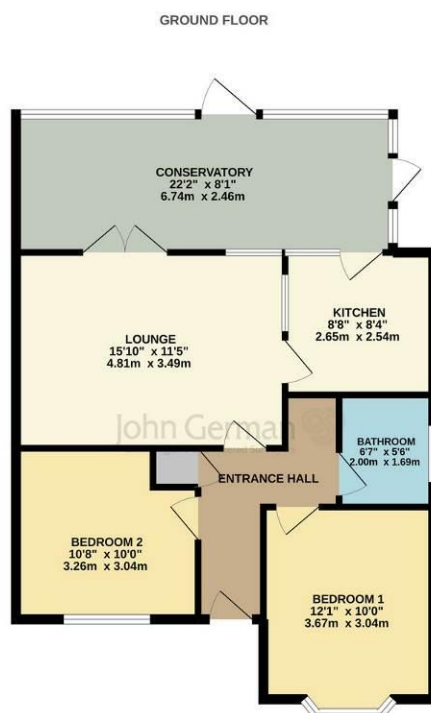
#### Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

#### Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1   G	

 OnTheMarket

 rightmove

 RICS

 arla  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

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

**JohnGerman.co.uk** Sales and Lettings Agent