

Main Street

East Leake, Loughborough, LE12 6PG



Offered to market with no upward chain and enjoying a prominent corner plot within this sought after village, this bungalow also has off road parking and a detached garage.

Guide Price £250,000



John German 

Set in the desirable village of East Leake, this detached bungalow enjoys a corner plot and is positioned within walking distance of the range of amenities including shops, cafes and eateries.

The bungalow is set back from the road with a lawned garden and block paved driveway providing off road parking to the side, with the detached garage having up and over door to the front.

Entering the property, the entrance hallway runs through, with doors leading off. The two bedrooms are to the front aspect, with bedroom one having a double-glazed bay window overlooking the front garden. Bedroom two is also well proportioned, boasting dual aspect double glazed windows to the front and side. Continuing through, the part tiled shower room comprises an enclosed shower cubicle, low level WC and wash hand basin.

The adjacent kitchen hosts both wall and base level units, with work surface over. Again, with dual aspect, there is an integral oven, hob and overhead extractor, with an inset one and a half bowl sink and drainer unit beneath a window to the side. With further undercounter appliance space – including plumbing for a washing machine, the pantry/store gives additional storage space and also hosts the boiler.

A bright and inviting space, the lounge has a fireplace offering a focal point, with radiator and double-glazed window. The conservatory has been incorporated to the room, providing a further reception space, with glass roof and double doors opening to the rear patio.

The rear garden is wrap-around, with a patio to the rear and a brick built store. Steps lead up to the driveway which continues round to the lawn, having planted borders and an attractive low wall to the frontage.

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.

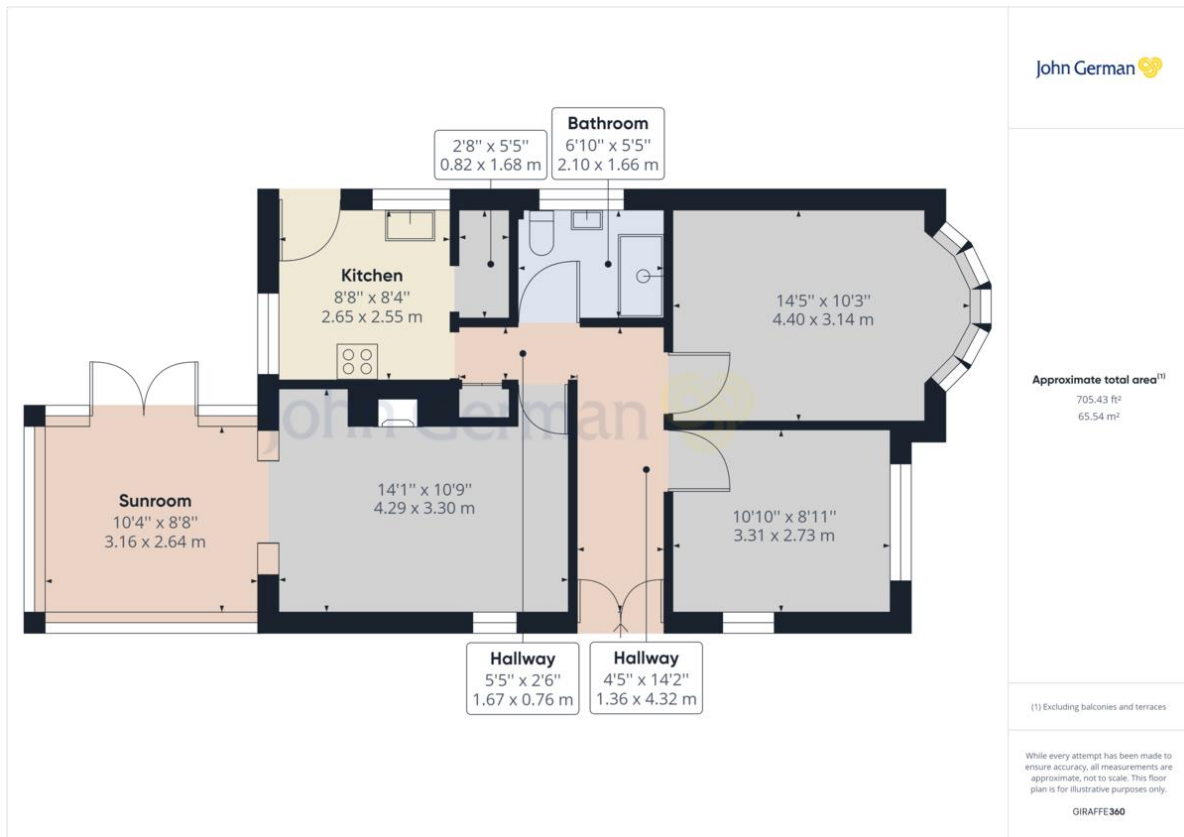
Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.rushcliffe.gov.uk

Our Ref: JGA/24012023

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





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



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Agents' Notes

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