

Carlton Crescent

East Leake, Loughborough, LE12 6JF



This spacious and extended family home enjoys a fantastic position in this super village. With nearby shops, schools and surrounding countryside for idyllic walks.

Guide Price £310,000



John German 

Benefiting from easy access to the village's amenities, including local shops, eateries cafes – as well as schools – this extended, detached family home is superbly presented. Boasting two reception rooms, a high specification kitchen, utility and cloakroom.

Set back from the road, the attractive frontage has a lawn, with adjacent tarmac driveway offering off road parking for multiple vehicles, as well as a single garage with roller door.

The front door opens to the hallway with stairs rising to the first floor and door leading through to the impressive lounge. With a double glazed window to the front aspect, the lounge is a fantastic reception space, with both wall and ceiling mounted light points and a log burning stove providing a charming focal point to the room.

This flows effortlessly through to the dining room – an extension to the rear – which enjoys both a double glazed window and patio doors opening to the rear garden.

The stylish and contemporary kitchen has a range of both wall and base level storage with work surface over. The integrated NEFF appliances include oven, gas hob and overhead extractor and there is also a dishwasher and a one and a half bowl sink and drainer unit situated beneath the double glazed window looking out over the rear garden.

A door opens to the utility, which comprises further storage cupboards, work surface and appliance space with plumbing for a washing machine. A door gives access out to the side of the property, with the adjacent cloakroom having a WC and hand wash basin.

Upstairs, the landing has doors off to the three bedrooms and family bathroom.

Both bedrooms one and two are doubles, with windows to the front and rear respectively. Bedroom one also has the benefit of a range of integrated storage. The third bedroom is a single and would also be well suited for use as a study/office which would offer a space for home working.

Completing the accommodation is the refitted bathroom. Comprising a smart four-piece suite with Villeroy & Boch corner bath, shower cubicle with the mosaic shower, vanity sink unit, low level WC and two heated towel radiators.

Outside, the rear garden is a fantastic size with a block paved patio across the width of the rear. The remainder is laid largely to lawn, with a dug vegetable patch, garden shed and pergola providing a further seating area. The double length garage is an impressive size and also utilised as a workshop, with door giving access to the rear from the garden.

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.rushdiffe.gov.uk

Our Ref: JGA/3001202 **Local Authority/Tax Band:** Rushdiffe Borough Council / Tax Band D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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