

# Sweet Leys Drive

East Leake, Loughborough, LE12 6QX



Benefiting from no upward chain and positioned in the very popular village of East Leake, this ideal starter home offers excellent space, with driveway, garden and three well proportioned bedrooms.

Guide Price £165,000



John German 

Located in the desirable village of East Leake, this ideal first time buy or investment property is offered to market with no upward chain. Having off road parking to the front, there is also a front and rear garden.

East Leake is well located for commuting, with Nottingham, Leicester and Derby all reachable. The village itself has a range of local shops, pubs and cafes as well as schools and a leisure centre.

Set back from the road with a driveway and adjacent gravelled garden, the front door opens to the hallway, with stairs rising to the first floor and doors to the lounge and kitchen/diner.

To the front aspect, the lounge has a double glazed window to the front aspect, central heating radiator, wall and ceiling mounted light point and a fireplace providing a focal point.

Towards the rear, the kitchen/diner spans the width of the property, having both wall mounted and base level storage with tiled splashback and work surface.

There are dual aspect windows to the side and rear aspect, central heating boiler and appliance space as well as door out to the rear porch/lobby.

Upstairs, the landing gives access to the three bedrooms and family bathroom.

Bedrooms one and two are doubles, both having central heating radiators and bedroom one also benefiting from a built in storage cupboard.

The third bedroom is a single, with a built in bed maximising the available space and providing storage beneath. This room would also be well suited for home working and could provide a dedicated office/study space.

The family bathroom is part tiled has a white suite, with bath having shower over, sink and low level WC.

Externally, the rear garden is relatively low maintenance and has a brick built outbuilding, patio, lawn area and shed.

Note: The property is of non-standard construction and purchasers should make enquiries as to the suitability of the property for mortgage financing, further information can be obtained by contacting the East Leake office on 01509 856006

**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)  
[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

**Our Ref:** JGA/20032023

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



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**Agents' Notes**  
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**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.

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