

# Main Street

West Leake, Loughborough, LE12 5RF

John  
German





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Guide Price £485,000

Enjoying a highly sought after village location, this charming and characterful property has a fabulous rear garden, two reception rooms and is positioned in a picturesque courtyard setting. Offered to market with no upward chain.



Situated in the small Nottinghamshire village of West Leake, the surrounding countryside provides a rural feel, whilst the village is well connected with easy access to both larger villages nearby, as well as major road links including A42 and M1, with Loughborough, Nottingham and Derby easily accessible.

The property is situated in a cobbled courtyard with a carport providing parking.

Upon entering, the wealth of character that this property has to offer is clear. With exposed brick, beams and a tiled floor running through, there are doors to the kitchen and cloakroom, and stairs rising to the first floor.

The kitchen has a double-glazed window to the front and glazed patio doors opening to the rear. There are a range of wall mounted and base level storage units with work surfaces over, a freestanding cooker, overhead extractor and appliance space for a fridge/freezer, dishwasher and a washing machine.

The dining room offers a pleasant reception space, positioned between the lounge and the kitchen, it has a window to the rear garden, as well as beams to the ceiling. From here, there is access to under stairs storage and a door leading through to the impressive lounge.

In the lounge at the focal point of the room is an open fireplace surrounded by exposed brickwork, with a sizeable beam above. The room also has a large window to the front aspect and double doors opening to the conservatory.

Providing another sitting area/reception space, the conservatory offers fantastic views out over the mature rear garden with double doors opening to the patio.

To the first floor, the landing has doors to the three bedrooms and family bathroom.

To one end of the property, the principal bedroom is a generous double, again featuring exposed brickwork with both a window and skylight to the rear aspect. This bedroom benefits from built in storage in addition to an en-suite WC and hand wash basin.

Bedrooms two and three are similarly proportioned, offering an excellent amount of space, they both have a skylight to the front and rear aspect respectively.

Completing the accommodation is the family bathroom which is part tiled and smartly presented, hosting a white suite with panelled bath, low level wc, pedestal hand wash basin and a heated chrome towel rail.

Outside, the property enjoys a spacious rear garden with a block paved patio area to the immediate rear and steps up to the large lawn which is flanked by planted and mature borders hosting a variety of plants and shrubs.

**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/13042023

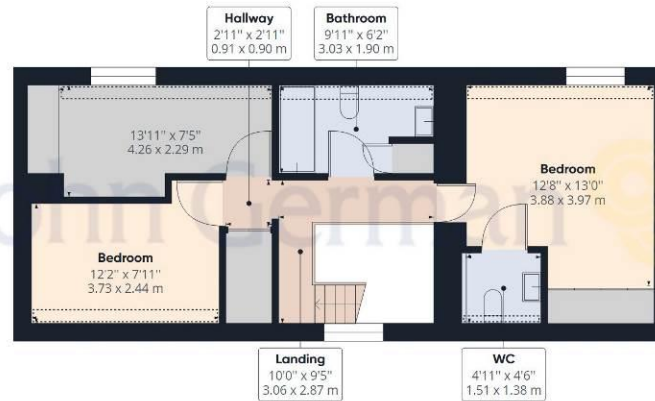
**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band F







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1294.19 ft<sup>2</sup>

120.23 m<sup>2</sup>

**Reduced headroom**

45.46 ft<sup>2</sup>

4.22 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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