

Leivers Close

East Leake, Loughborough, LE12 6PQ

John
German





Leivers Close

East Leake, Loughborough, LE12 6PQ

Guide Price £465,000

A superbly presented family home positioned in a sought after location within this desirable village. Having been generously extended to the rear to create family friendly open plan living.



Having been transformed by the current owners, this stunning family home boasts a stylish open plan living kitchen, in addition to two additional reception rooms, a utility and four bedrooms to the first floor – with bedroom one benefiting from its own en suite.

The property is ideally positioned within the Nottinghamshire village of East Leake, with easy access to local schools, shops and eateries, with excellent transport links offered to Loughborough, Nottingham, Derby and Leicester. This attractive property is set back from the road with a tarmac driveway and adjacent lawned front garden.

Space and light are at the heart of this family home. Having two separate reception spaces in addition to the stunning living kitchen to the rear, there is a converted garage providing a dedicated home working space and a separate sitting room/snug with window to the front. The downstairs cloakroom features a refitted suite with WC and hand wash basin.

Having a 'wow' factor, the extension to the rear creates a fantastic family friendly open plan kitchen/living/dining area. With bi-folding doors to the rear and skylights to the ceiling, there is a central island in addition to a range of storage units with work surface over. Integrated appliances include a dishwasher, fridge/freezer, wine fridge and integrated sink and drainer unit with instant hot water tap. The Range master cooker is also available for inclusion by negotiation.

There is underfloor heating to the ground floor extension, utility room, downstairs WC and reception hallway.

To the first floor, the property features four bedrooms and a family bathroom. Bedroom one is a generous double, having built in storage and the benefit of its own en suite comprising an enclosed shower cubicle, low level WC and hand wash basin.

The three further bedrooms are very well proportioned – highlighting the suitability of this property for families. These are serviced by the family bathroom which boasts underfloor heating, having a bath with shower over, pedestal hand wash basin and low level WC.

Externally, the bi folding doors flow effortlessly into the garden, which has a sizeable patio as well as a lawn. To the side, there is a large timber storage building and gated side access leads out to the driveway.

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.

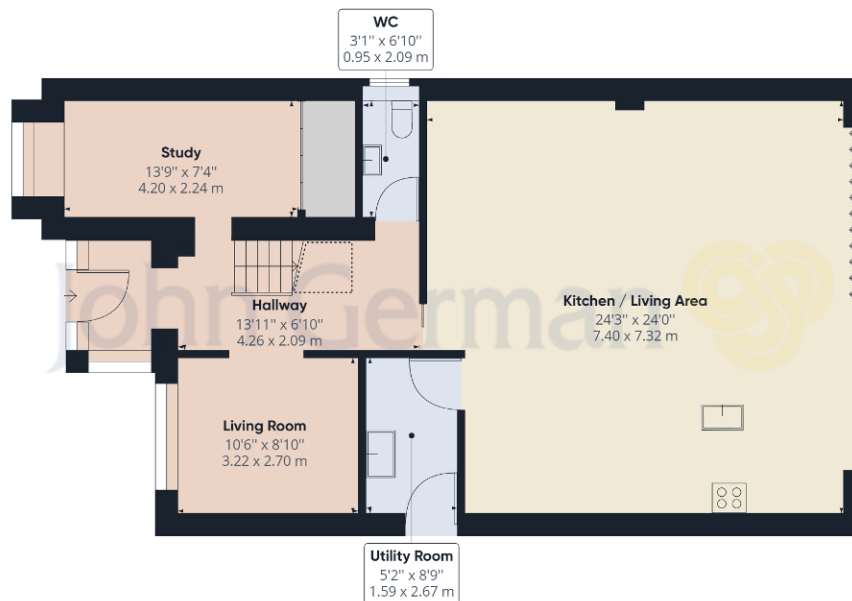
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.rushcliffe.gov.uk

Our Ref: JGA/26042023

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







Ground Floor

Approximate total area⁽¹⁾

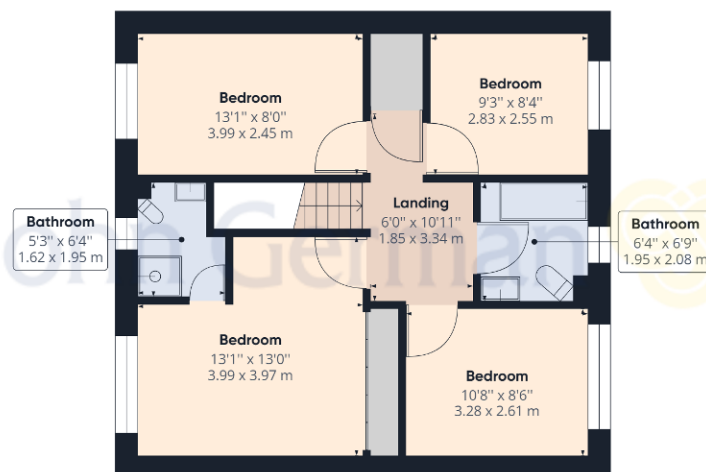
1607.92 ft²

149.38 m²

Reduced headroom

13.20 ft²

1.23 m²



Floor 1

(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.

GIRAFFE360



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



John German

75 Main Street, East Leake, Loughborough, Leicestershire, LE12 6PS

01509 856006

eastleake@johngerman.co.uk



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

