

Hawley Close

East Leake, Loughborough, LE12 6NB

John German





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Guide Price £370,000

Having been extended to the side and benefiting from a spacious corner plot, this 3/4 bedroom family home enjoys a cul de sac position in a highly desirable village location.



East Leake is a large village in the Rushcliffe district of Nottinghamshire with schools, shops and cafes throughout the village. It has excellent transport links with Loughborough, Nottingham and Derby within easy reach.

Tucked away at the end of a cul de sac, this detached family home enjoys a spacious rear garden thanks to its corner plot, having been extended to the side to create a downstairs bedroom and utility room.

With a driveway providing off road parking, the front door opens to the hallway, with stairs to the first floor, and doors off to the downstairs bedroom, lounge and kitchen/diner.

Forming part of the side extension, the downstairs bedroom is a double and could also be utilised as another reception room or a study providing home working, having a double glazed window to the front aspect.

Opposite, the lounge also has a double glazed window to the front, with double doors opening through to the impressive kitchen/diner.

Having been extended to the rear, the kitchen/diner hosts stylish wall and base level units, and smart work surface over. There is an integral oven, hob and overhead extractor, dishwasher and a one and a half bowl sink and drainer unit beneath the window overlooking the garden. The dining area is an excellent space, with the room well suited to modern family living. Two sets of patio doors open to the rear garden.

The spacious utility room offers further storage, as well as undercounter appliance space for a washing machine and tumble dryer, plus space for an American style fridge/freezer. There is an additional sink unit and a door opening to the garden.

Completing the ground floor is the understairs cloakroom, having a dual flush WC and hand wash basin.

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

Bedrooms one and two are similarly sized doubles, having windows to the rear and front respectively. The third is a single, featuring overstairs storage, it would be well suited for use as a home office/study. Servicing the bedrooms, the family bathroom features a contemporary suite, with stylish tiling to the floor and walls there is a panelled bath with shower over, WC, hand wash basin and chrome heated towel rail.

Externally, the rear garden is an impressive size benefiting from the corner plot. There is an overhead lean to/carport to the side, with gated access from the front drive. Having been landscaped, the raised patio offers a seating area to the rear of the kitchen/dining room, with there also being a tiered lawn area and additional patio.

what3words: shifts.nipped.waking

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.

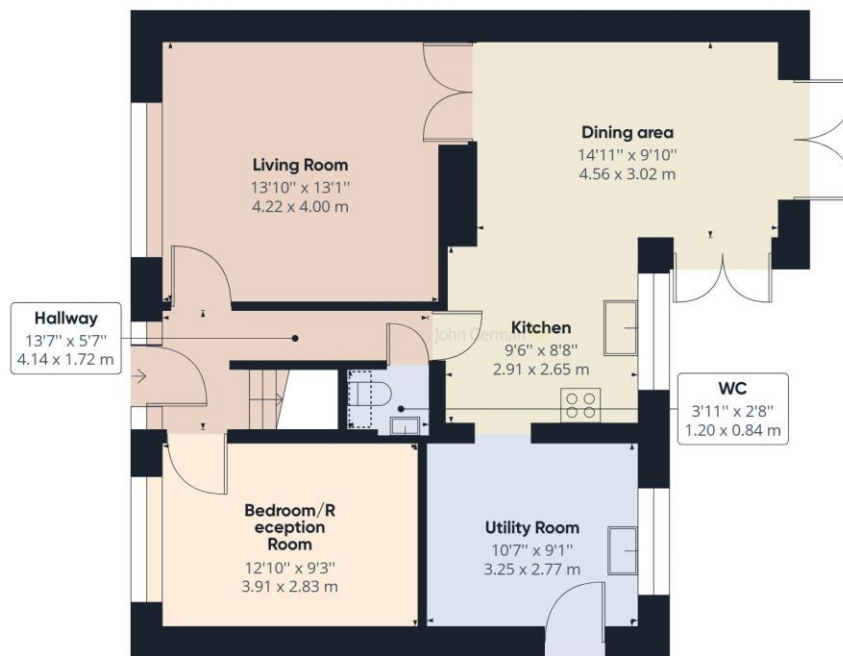
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27042023

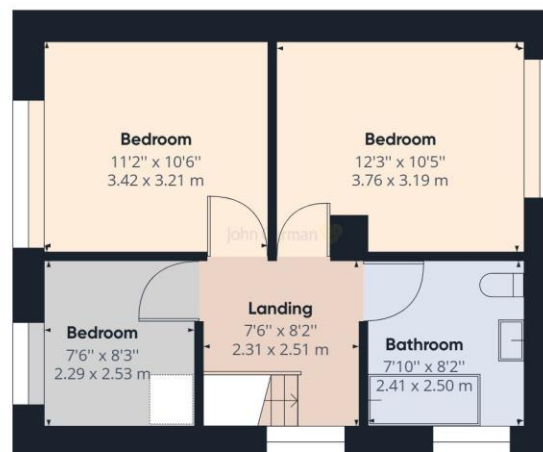
Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1185.32 ft²
110.12 m²

Reduced headroom

2.94 ft²
0.27 m²

(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.



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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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