

Sharpley Drive

East Leake, Loughborough, LE12 6QT



This attractive family home boasts ample off-road parking and a generous rear garden, located within easy reach of the village amenities including schools, cafes, shops and leisure facilities.

Guide Price £200,000



John German

Superbly presented, this family home has undergone thorough renovation and improvement by the present owners, and now presents a fantastic opportunity for first time buyer or growing family.

The property is set back from the road, a double glazed porch opens in to the entrance hallway with stairs rising to the first floor and doors leading off to the lounge and kitchen.

The lounge features a log burner and surround, with a double glazed window looking out to the front aspect. Open access flows through to the dining room with patio doors opening out to the enclosed lean to.

The kitchen has been refitted with stylish units and contrasting red tiled splashbacks. There is both base and eye level storage with work surfaces over, an oven, hob, overhead extractor and one and a half bowl stainless steel sink and drainer unit beneath the double glazed window to the rear.

Off the kitchen is the utility which provides useful storage and appliance space with external access to the side.

Upstairs, the landing has doors to the three bedrooms and family bathroom, fitted with a suite comprising; WC, sink, shower and bath.

Bedroom one is a well sized double having a window to the front aspect and the benefit of built in storage.

The second bedroom also has benefit of built in storage and overlooks the rear garden.

Bedroom three is a single with an over stairs storage cupboard and double glazed window, it would also be well suited for use as a study – providing a dedicated space for home working.

Externally, to the front is a gravelled driveway providing off road parking for multiple vehicles

The rear garden is a fantastic size having a large lawn, pebbled patio area and storage shed with gated side access round to the front of the property.

Note: We understand that the property is of non standard construction and may be subject to lending restrictions, further information can be obtained by contacting the office.

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/28042023

Local Authority/Tax Band: Rushdiffe Borough Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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