

Redgate Place

East Leake, Loughborough, LE12 6AA



This modern and stylish property is located on a desirable development within easy reach of the village amenities.

Guide Price £260,000

John German

Positioned towards the end of this cul-de-sac on this fantastic development that is approached off Gotham Road providing easy access to the centre of the village, as well as having a bus service to both Nottingham and Loughborough.

The front entrance door leads into the bright and inviting hallway where doors lead off to the guest WC, kitchen/diner and lounge.

Having dual aspect windows to the front and side, the kitchen diner is well appointed comprising wall and base level storage units complemented by contrasting worktops incorporating a one and a half bowl sink and drainer unit. Integral appliances including an oven, hob, overhead extractor, fridge freezer and dishwasher.

Beyond this, the lounge is a cosy reception space with spotlights to the ceiling and double patio doors offering access out to the rear garden.

To the first floor landing has an airing cupboard and access to the three bedrooms and family bathroom.

Bedroom one is located to the rear of the property having a double glazed window overlooking the garden and the benefit of its own ensuite shower room that is smartly presented with a shower, low level WC hand, wash basin, contemporary tiling and heated towel radiator.

The adjacent third bedroom is currently utilised as a study, providing a dedicated homeworking space, but could also be utilised as a single bedroom.

Bedroom two has a large double glazed window to the front aspect and is another double.

The family bathroom hosts a white suite comprising panelled bath with shower over, low level WC, wash hand basin, chrome heated towel rail and modern part tiling to the walls.

Externally the landscaped garden has a patio to the immediate rear with steps to the lawn having a raised and planted border. Gated access leads out to the driveway which provides off-road parking for two cars.

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.rushcliffe.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18052023

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



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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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