

Hollis Meadow

East Leake, Loughborough, LE12 6RU



Offered to the market with no upward chain and situated within the highly desirable village of East Leake, this family home benefits from a utility, downstairs WC, three bedrooms and an ensuite.

Guide Price £300,000 - £315,000



John German

Situated on the outskirts of the much sought-after village of East Leake, this superb family home is offered to the market with no upward chain. Boasting easy access to shops and schools, with the hubs of Loughborough, Nottingham and Leicester also being within reach.

The property is set back from the road with a tarmac driveway providing off road parking, together with an adjacent lawned front garden and an up and over door to the integral single garage.

The front entrance door opens to the hallway where doors lead off to the lounge and kitchen and stairs rise to the first floor.

Offering an excellent reception space, the lounge enjoys a double glazed bay window to the front aspect, central light point, central heating radiator and gas fireplace with surround.

Heading through to the kitchen, there are integral appliances including an oven, hob and overhead extractor, together with wall and base level storage cupboards with work surfaces over, plus 1.5 bowl sink with drainer unit positioned beneath the double glazed window which overlooks the rear garden.

From here there is access to the ideally positioned dining room, adjacent to the kitchen and featuring double patio doors opening out onto the rear garden.

Leading off the opposite side of the kitchen is a door to the utility, benefiting from further worksurfaces and storage space, in addition to plumbing for a washing machine. Further, is the guest cloakroom comprising WC and hand wash basin, with access out to the rear.

Upstairs, the spacious landing has doors off to the three well-proportioned double bedrooms and family bathroom.

Bedroom one is an excellent double with the added benefit of its own ensuite shower room, comprising an enclosed shower cubicle, low level WC and pedestal hand wash basin.

The second and third double bedrooms are serviced by the family bathroom, which is part tiled and fitted with a panelled bath with shower over, plus WC and hand wash basin set beneath the obscured window to the rear aspect.

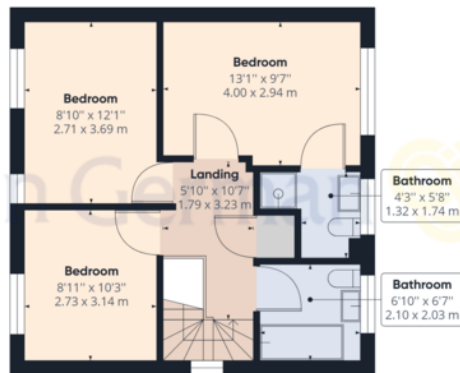
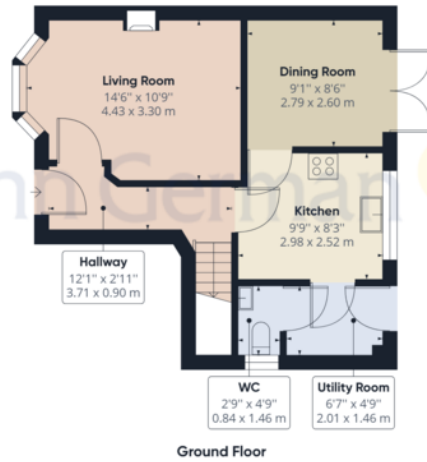
Externally, the enclosed rear garden is generously sized and combines both a lawn and patio area with space for a shed.

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/23052023

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



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Approximate total area⁽¹⁾
890.19 ft²
82.70 m²

(1) Excluding balconies and terraces

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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