

Bateman Road

East Leake, Loughborough, LE12 6NN

John German





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Guide Price £325,000

Offering a spacious plot and boasting a detached double garage, this superb property presents excellent scope for purchasers to make it their own.



Set in a delightful position in this highly sought after village, this detached family home has many features including off road parking, carport, detached double garage and an open plan living kitchen.

The front door opens to an extended hallway with window to the front aspect, stairs rising to the first floor and door through to the main lounge. Again with a window to the front aspect, this inviting reception space has ceiling mounted light points and gives access through to the kitchen diner.

An impressive space, the living kitchen offers fantastic scope for a purchaser to put their own stamp on the property with patio doors as well as windows to the side and rear, the kitchen currently comprises both wall and base level storage units, worksurface, sink and drainer unit and appliance space.

The rear porch gives access to the guest cloakroom, having WC and hand wash basin with an adjacent under stairs storage cupboard.

To the first floor are three well proportioned bedrooms, two of which are doubles and the third is a good single with wall feature. All bedrooms are serviced by the family bathroom, having a white suite with panelled bath and shower over, low-level WC, wash hand basin and storage units.

Externally, the property enjoys a fantastic plot with gates to the side allowing vehicular access to the garden, which also has a patio and lawn in addition to the detached double garage with twin up and over doors to the front.

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.

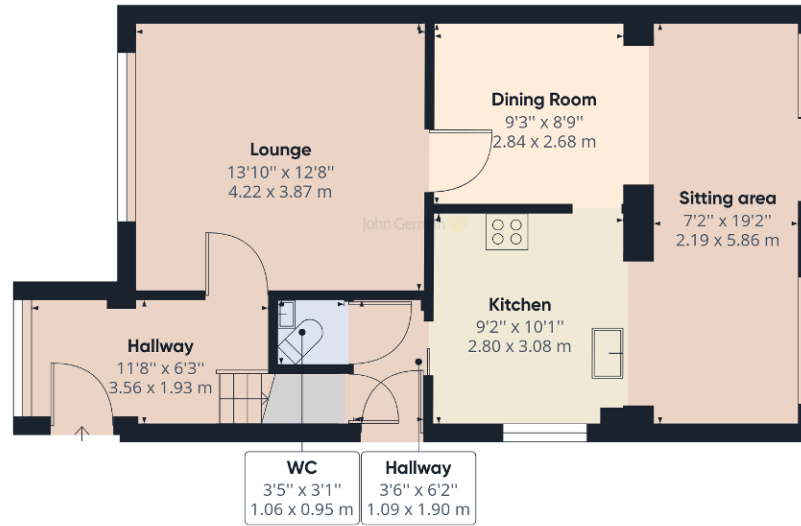
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.rushcliffe.gov.uk

Our Ref: JGA/24052023

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





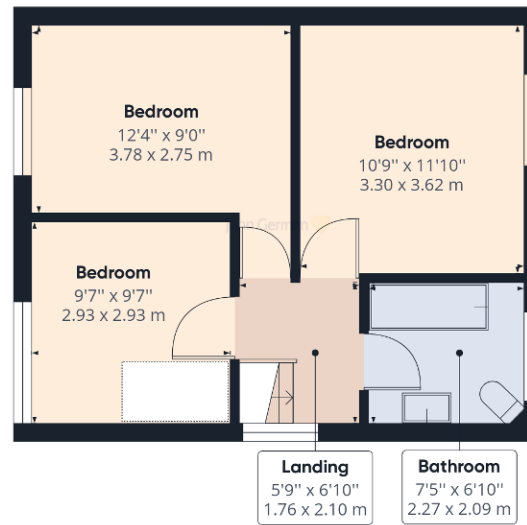


Ground Floor

Approximate total area⁽¹⁾

1058.75 ft²

98.36 m²



Floor 1

(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.

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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.

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



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