

Exeter Close

East Leake, Loughborough, LE12 6LS



Well presented throughout and having undergone renovation and improvement by the present owners, this family home enjoys a cul-de-sac position in a popular village location.

Offers over £300,000



John German 

Enjoying a cul de sac position in this highly regarded Nottinghamshire village, boasting spacious rooms, with a stylish and modern interior.

With a driveway to the front providing off-road parking, there is also gated side access leading down to the detached garage having up and over door to the front.

The front door opens to the main hallway with stairs rising to the first floor, a door through to the lounge, as well as the useful guest cloakroom having WC and hand wash basin.

The lounge has a double glazed window to the front aspect and electric fire which offers a focal point of the room. Glazed double doors open through to the dining room.

A fantastic additional reception space, the separate dining room has a double glazed window looking out over the rear garden with a door through to the refitted kitchen - comprising of both eye-level and base storage units with worksurface over, a breakfast bar, integral oven, induction hob and overhead extractor, fridge/freezer and dishwasher. Dual aspect windows look out to the side and rear.

To the first floor there are three bedrooms as well as the family bathroom. Bedroom one is a good size double with feature panelling and integrated storage as well as double glazed window overlooking the garden.

Bedroom two is another double positioned towards the front of the property with the adjacent third being a single currently utilised as a nursery, but would also be well suited for use as a study or home office

The refitted family bathroom is appointed with a stylish white suite with tiling to the walls incorporating a panelled bath with shower over, low-level dual flush, WC and hand wash basin.

Externally, the rear garden has both a patio and lawn area with pedestrian side access into the detached garage – offering useful storage space.

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: JGA27062023

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







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



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Agents' Notes

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Referral Fees

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