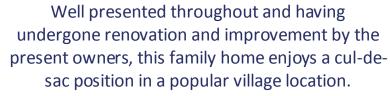
Exeter Close

East Leake, Loughborough, LE12 6LS







ALL TREAMAN

Offers over £300,000





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 hall way 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.

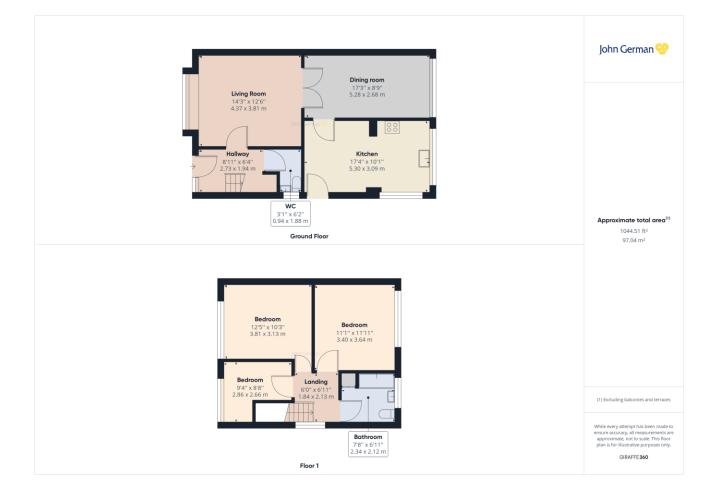
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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



















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 orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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 More relief. Money Limited

Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive on average £150 per referral. Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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