

Sycamore Road

East Leake, Loughborough, LE12 6PP

John German





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Guide Price £325,000

Set in this highly popular village within easy access to a range of local amenities, this extended family home offers versatile accommodation, with two reception rooms and a downstairs bedroom with en suite.



Ideally located in the Nottinghamshire village of East Leake that has a range of local shops, cafes and schools, this extended family home presents a great opportunity for a growing family.

Set back from the road behind a block paved driveway providing off-road parking for two cars, the front entrance door leads into the porch that opens to the hall where stairs rise to the first floor and doors lead off to the downstairs rooms.

To your right is a downstairs bedroom that has been converted from the garage and offers a good sized double room with double glazed window to the front and its own refitted en suite with an enclosed shower cubicle, low level WC, hand wash basin and heated towel radiator.

Opposite is the impressive living room that runs the full depth of the property being dual aspect with a double glazed window to the front and patio doors to the rear giving access to the garden.

Continuing through, the smartly presented kitchen has high gloss eye level and base units with stylish worktops over incorporating an inset sink and drainer set below a rear facing double glazed window. There is an integrated induction hob, overhead extractor and double oven plus further appliance space for a washing machine.

Access leads through to the extended reception room which is suitable for a variety of uses such as a formal dining room, study, sitting room or playroom. It is dual aspect with a double glazed window to the side and patio doors opening to the rear garden.

To the first floor there are three further bedrooms, two of which good sized doubles and a single. These are served by a contemporary family bathroom having a suite comprising a panelled bath having shower over, wash basin set into a vanity unit with storage and concealed WC, complementary wall tiling and dual aspect windows to the side and rear.

Outside, the property enjoys a fantastic rear garden with patio to the immediate rear, leading down to the good sized lawn. Beyond this there is a further patio area with an impressive summer house offering an ideal place to sit out and enjoy summer evenings.

For more information or to arrange a viewing contact John German East Leake office on 01509 856 006

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.

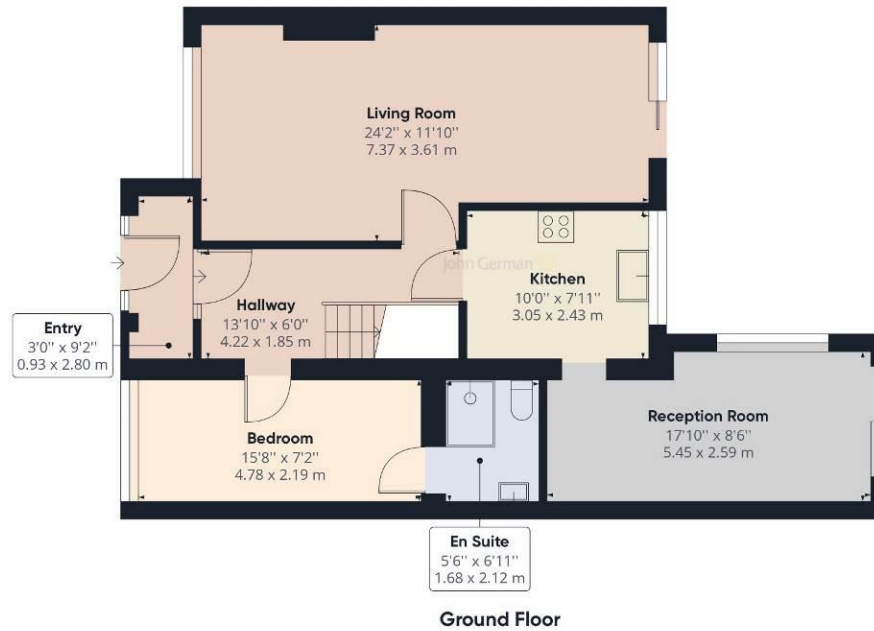
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28062023

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



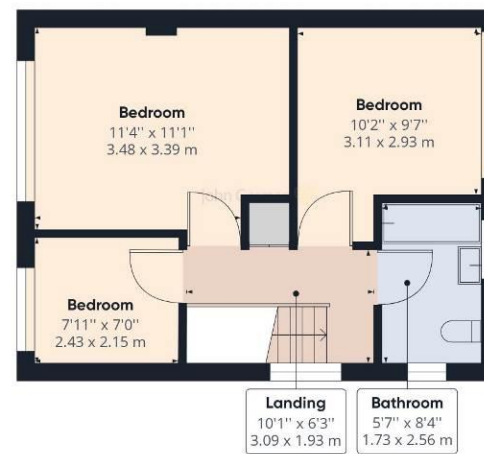




Approximate total area⁽¹⁾

1200.50 ft²

111.53 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.

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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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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