

Nixon Walk

East Leake, Loughborough, LE12 6HL

John 
German





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Offers over £400,000

Boasting three reception rooms, utility and four bedrooms, the sizable family home enjoys a fantastic position within this well regarded Nottinghamshire village.



Set back from the road with a tarmac driveway offering parking, this attractive family home enjoys an open aspect to the front and is located within the highly regarded village of East Leake with nearby access to local amenities including shops, schools, cafes and countryside walks.

The property itself is an excellent size and offers a versatile layout boasting three reception rooms, in addition to the sizeable kitchen, utility and WC.

The main lounge is an impressive size, having a window to the front aspect with double doors opening through to the separate dining room which features patio doors out to the rear garden and access through to the well-equipped kitchen.

The kitchen incorporates a range of eye level and base units, work surface, integrated appliances including an oven, hob, overhead extractor, dishwasher and a one and half bowl stainless steel sink and drainer unit. This flows through to a less formal dining area with an additional set of patio doors opening to the rear garden.

There is a useful utility room which offers additional appliance space for washing machine and tumble dryer and leads through to the third reception room, having a window to the front aspect.

To the first floor, the landing gives access to the four bedrooms and family bathroom. Bedroom one is a good double having integrated storage, a window to the front enjoying the superb open aspect and the benefit of its own ensuite shower room. Having been refitted with a stylish and modern walk in shower with glass screen, there is also chrome heated towel rail and a vanity hand wash basin with WC and storage.

There are two further double bedrooms, the fourth being a good sized single and currently utilised as a study, offering a fantastic option for those looking to work from home.

The bedrooms are serviced by the family bathroom, again hosting a white suite comprising panelled bath with shower over, low-level WC and pedestal hand wash basin.

Externally, the landscaped rear garden features a patio to the perimeter of the central lawn, offering various seating areas, space for a garden shed and gated side access.

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.rushdiffe.gov.uk

Our Ref: JGA/23062023

Local Authority/Tax Band: Rushdiffe Borough Council / Tax Band E





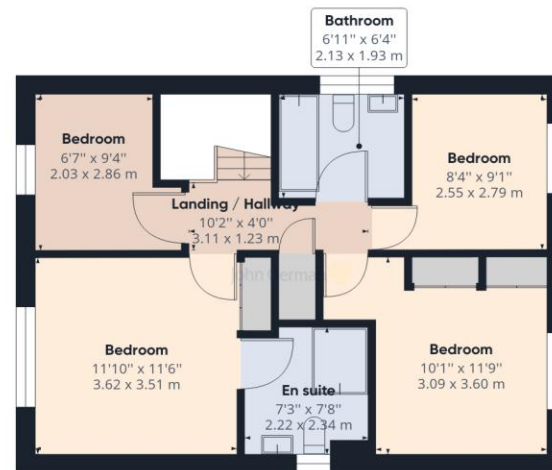


Ground Floor

Approximate total area⁽¹⁾

1443.78 ft²

134.13 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.

GIRAFFE 360



Agents' Notes

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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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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