

Sharpley Drive

East Leake, Loughborough, LE12 6QT



Offered to market with no upward chain and having two reception rooms plus a conservatory, downstairs cloakroom, an integral garage and a spacious rear garden.

Guide Price £175,000

John German 

Enjoying an excellent position within the village of East Leake, this well proportioned property is offered to market with no upward chain and has a gas central heating system. Well suited to a growing family or first time buyer, highlights include a spacious rear garden, off road parking, garage with electric door, two reception rooms and a conservatory.

Set back from the road with a gated driveway and low walled frontage, the garage has an electric up and over door with the adjacent front door opening to the glazed porch.

From here, a further door opens to the main hallway with stairs rising to the first floor and doors leading off to the downstairs rooms.

To the front, the lounge has a double glazed window with gas fireplace and surround. Glazed double doors open through to the dining room which is positioned adjacent to the kitchen and has patio doors that open to the conservatory at the rear, offering an additional sitting area and giving views over the garden.

The kitchen has a range of wall and base level units with part tiling to the walls and worksurface over. There is an integral 1 1/2 bowl sink and drainer unit, a gas cooker point, further appliance space, plumbing for a washing machine and a window to the rear.

Access is given through to the rear lobby, with additional worksurface and undercounter space, access to the downstairs WC and integral access to the garage, having both light points and sockets.

To the first floor, the landing has doors off to the three well proportioned bedrooms and family bathroom. Both bedrooms one and two are double sized rooms that feature integrated storage and have double glazed windows to the front and rear respectively. The third bedroom is a well-sized single and could be utilised as a study or home office if required.

Completing this floor is the family bathroom hosting a white suite with panelled bath and shower over, low-level WC and pedestal hand wash basin.

Externally, the property enjoys a fantastic rear garden, comprising both lawn and patio surrounded by planted borders. In addition, there is a garden shed, greenhouse and centrally located water feature.

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

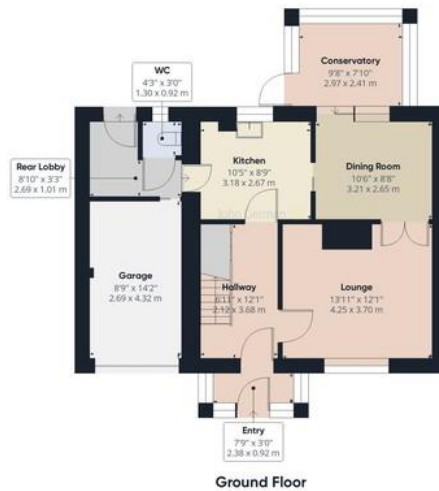
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26062023

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



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Approximate total area⁽¹⁾
1152.96 ft²
107.11 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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