

# Pankhurst Close

East Leake, Loughborough, LE12 6BD



This wonderful double front as new home is set upon Skylarks, a popular new development located in this sought after village, you will be nestled amongst beautiful countryside while having a farm shop, cafes pubs and a supermarket, all within an easy walking distance. No upward chain.

Offers Over £300,000

John German

Built in 2022 by David Wilson Homes to their usual high quality and further improved by the current owner with alarm system, CCTV system, installation of a water softener system and drinking water purifying system, makes this house one not to miss. It is offered for sale with no upward chain and lies in the popular village of East Leake.

East Leake is a highly desirable village, offering schools, shops and eateries as well as transport links with East Midlands Airport, Nottingham, Loughborough and the M1 within easy reach.

The entrance door opens into a central, welcoming reception hallway with stairs leading off. Directly ahead is a great sized contemporary guest cloakroom with WC and wash hand basin.

Immediately to your left is a well proportioned multi aspect lounge which has windows to both the front and side whilst to the right of the hallway, you will find a lovely social open plan living/dining kitchen with a pleasant array of soft grey base and wall mounted cabinets running along two sides with complementary black contemporary handles and complementary work surfaces, plus integral gas hob and extractor hood above and oven set beneath, integral fridge freezer, dishwasher and within the kitchen there is ample space for a dining and sitting area where French double doors lead you out onto the rear garden.

Leading off the kitchen is a useful utility room with further base and wall mounted cabinets, there is integral washing machine, further appliance space to the side and the benefit of a very useful under stairs store cupboard.

On the first floor of the property, you will find there are three bedrooms, two are doubles with the main benefiting from its own private ensuite shower room with oversized shower enclosure, pedestal wash hand basin and WC.

There is a family bathroom and the further single bedroom three which could be used as a home office or even a dressing room.

Outside, the property has a driveway to the rear of the property providing off road parking. Rear gated access leads into the good sized garden which is laid mainly to lawn and enjoys a good degree of privacy.

**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](http://www.gov.uk/government/organisations/environment-agency)

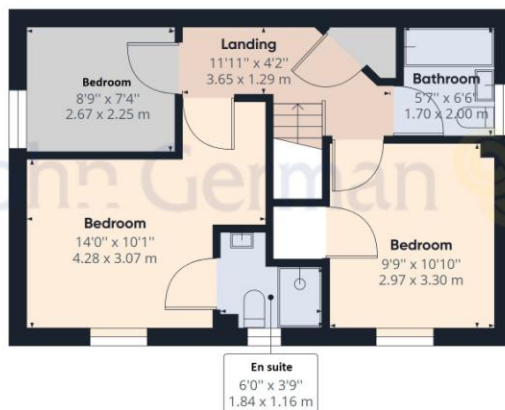
[www.rushdiffe.gov.uk](http://www.rushdiffe.gov.uk)

**Our Ref:** JGA/30062023

**Local Authority/Tax Band:** Rushdiffe Borough Council / Tax Band D



Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**  
914.28 ft<sup>2</sup>  
84.94 m<sup>2</sup>

(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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

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 The Property  
Ombudsman

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APPROVED CODE  
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#### 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.

**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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