

# Meeting House Close

East Leake, Loughborough, LE12 6HY

John   
German





NO DAD DANCING

my cooking is great

TASSIMO

THE COOKING BOOKS

An aerial photograph of a well-maintained garden. In the foreground, a large conservatory with a grey corrugated roof and dark brown frame is visible. The garden features a large green lawn, a wooden fence, and various plants including a wooden trellis structure with a bench, yellow flowers, and potted plants. The scene is bright and sunny.

## Meeting House Close

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£385,000

This modern home has a large extended dining kitchen and double garage, in a sought after village location. Formerly four but now three bedrooms, the current owners have created a large full width feature bedroom with dressing area and en suite. There is a lounge, dining room and conservatory too - one not to be missed!

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 property sits on a corner position behind mature trees with a good sized driveway that provides excellent off road parking and access to a detached double garage.

A look inside will reveal a through reception hallway where stairs lead off and a modern guest's cloakroom to your left. To your right you step inside a large lounge with a log burning stove at its focal point. Adjacent is a formal dining room and beyond that patio doors open to a conservatory which enjoys lovely views over the rear garden and a door giving access out.

The heart of the home is no doubt the extended family breakfast kitchen which is perfect for modern family living. Base and wall mounted cabinets wrap around two sides of the room with roll top countertops and integral gas hob with extractor over and eye level double oven to the side. There is plenty of room for a large breakfast table and leading off the kitchen is a very useful utility room with door leading out to the rear and the large canopy porch.

Return to the hallway and climb the stairs to the first floor where arranged around the landing you will find there are three excellent sized bedrooms. Particular attention should be drawn to bedroom one where the current owners have opened the larger bedroom into the smaller creating a full width feature bedroom. This could easily be reinstated if required. The room has a dressing area with fitted wardrobes, two front facing windows and leading off is an en suite shower room with enclosed shower, WC and pedestal wash hand basin.

Bedrooms two and three both having fitted wardrobes and views over the rear garden. The family bathroom is finished in white with tiling to the walls and comprises panelled bath, WC and pedestal wash hand basin.

Returning outside to the front elevation, gated access leads to a side courtyard area where there is a large sheltering canopy porch set above the utility entrance door. The pathway continues around to the rear of the property and here you will find a neat lawned garden with patio area, mature planted borders and the gardens enjoy 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)

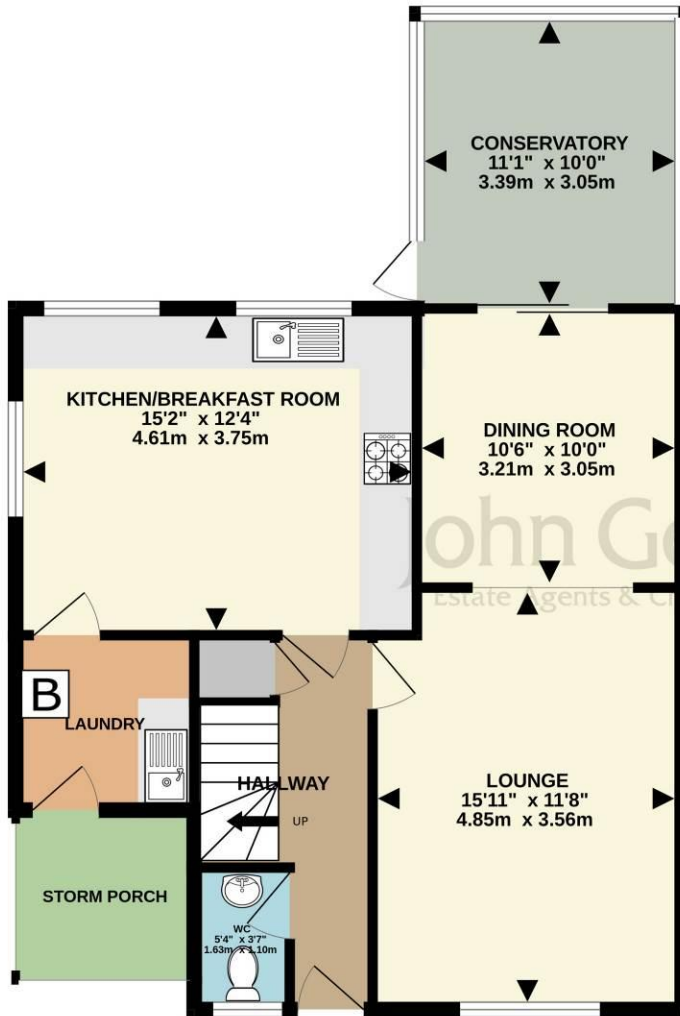
**Our Ref:** JGA/14082023

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

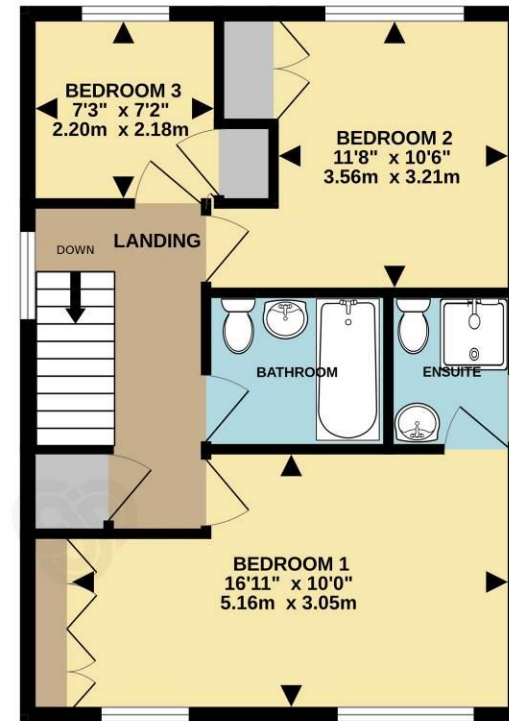




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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