

# Blackbird Close

East Leake, Loughborough, LE12 6YD



Enjoying a fantastic and sought after village location, this modern and attractive property is situated in an excellent position on a quiet cul de sac within this Barratt homes development. It offers a fantastic opportunity for a first time buyer or downsizer. With excellent commuter links to Nottingham, Derby and Leicester.

Offers Over £210,000

John German 

This attractive, modern and well presented property enjoys an excellent position on a quiet cul de sac within this Barratt Homes development that is close to schools. Built in 2015 and with the remainder of its NHBC warranty in place, it offers an ideal opportunity for those looking to take their first steps on the property ladder or for those downsizing.

The property has fitted shutters in each room of the property and all of the previous white electrical sockets have been replaced with chrome fittings.

A driveway to the front with side by side parking for two cars.

The front door opens into the porch with an internal door opening into the tastefully decorated lounge having a double glazed window plus stairs rising to the first floor. There is access to a two-piece guest's cloakroom and a useful understairs storage area opposite.

A door opens to the kitchen/diner that is stylishly appointed with a range of both eye level and base units with contrasting work surfaces over. There is a stainless steel sink and drainer unit, integral oven, hob and overhead cooker hood plus further appliance space for a dishwasher, washing machine and fridge/freezer. There is room for dining furniture and double glazed patio doors give access out to the rear garden.

To the first floor, the landing offers access to the two double bedrooms and the bathroom.

Bedroom one is located to the front aspect, with a useful overstairs storage cupboard and double glazed window.

The second bedroom is also well proportioned, and looks out over the rear aspect.

Servicing the two bedrooms is the part tiled bathroom, comprising a white suite with panelled bath and shower over, low level wc, pedestal hand wash basin and central heating radiator.

A part boarded loft has ladder access.

Outside, the low maintenance rear garden has a westerly facing aspect and enjoys sun from the mid morning to evening. It has a paved patio, artificial lawn and gated side access leads to the driveway.

**Note:** There is an estate management charge of circa £300 per annum payable to Premier Estates.

**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/15082023

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







Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Referral Fees

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