

Campion Crescent

East Leake, Loughborough, LE12 6WE

John 
German





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Guide Price £315,000



Tucked away on this modern David Wilson development, this spacious family home is arranged over three floors providing superb bedroom sizes, off road parking and a detached single garage.

East Leake is an extremely popular Nottinghamshire village due to its excellent road links to Nottingham, Leicester, Loughborough and Derby – with the M1 also within easy reach. East Midlands airport is under 10 miles away. The village offers a range of amenities in addition to well regarded schools, and is the ideal place for families.

The property is set off the main road through the development in a secluded position. The driveway provides off road parking and access down to the detached garage with an up and over front door.

Step inside the front door to the entrance hallway that has a door to the guest's cloakroom fitted with a two piece suite.

With a double glazed bay window to the front, the lounge is an inviting reception space with a panelled feature wall and a useful understairs storage cupboard. A door leads to the inner hall where stairs rise to the first floor and there is access through to the kitchen diner. Offering modern open plan living, the kitchen/diner is extremely well presented having both wall and base level storage units with contrasting worksurfaces over. There is an integrated oven, hob and overhead extractor with a stainless steel splashback alongside freestanding appliance space for a washing machine, dishwasher and fridge/freezer. A double glazed window looks out over the rear garden and double patio doors give access out.

To the first floor, there are two bedrooms and the family bathroom.

Both bedrooms are well proportioned and would comfortably fit a double bed, with each of them also having a double glazed window to the front and rear respectively.

These are serviced by the family bathroom which hosts a smart white suite comprising a panelled bath, low level WC, pedestal hand wash basin, complementary tiling to wet areas and a heated towel rail. Beneath the stairs that lead to the second floor there is currently a desk, cleverly utilising the space and providing a study/home working area.

The second floor features the impressive principal bedroom with dual aspect window and skylights flooding the room with natural light. There is integrated storage and the benefit of its own en suite shower room having an enclosed shower cubicle, low level WC, hand wash basin, heated towel rail and contemporary tiling.

Externally, the rear garden has both a patio and lawned area with slate chip edging, with the area behind the garage also laid with slate chippings. Gated access leads to the driveway.

Note: There is an estate management charge of approximately £141.23 paid annually.

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.

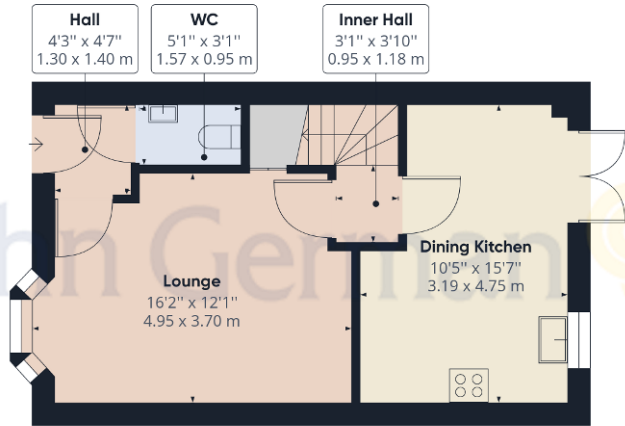
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31082023

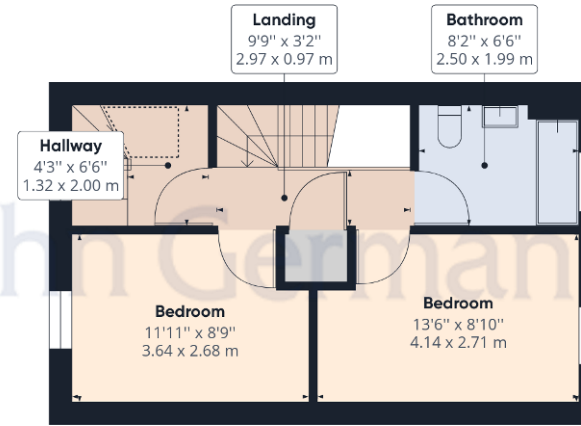
Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band D



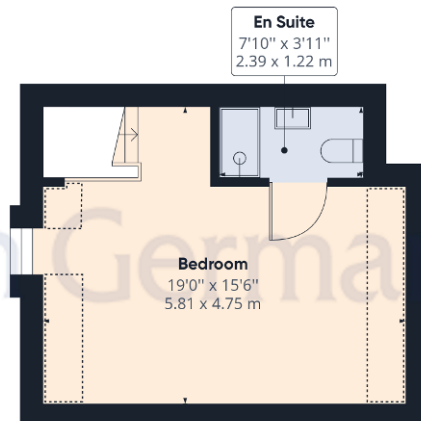




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1037.36 ft²


96.37 m²

Reduced headroom

46.50 ft²

4.32 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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