

Sycamore Road

East Leake, Loughborough, LE12 6PT



Enjoying a cul de sac position and with the benefit of a garage en bloc, this attractive and well presented bungalow also features solar panels to the roof and an open plan lounge/diner.

Guide Price £200,000

John German 

The village of East Leake boasts a wide range of local amenities with bus links to the nearby university town of Loughborough and Nottingham. Ideal for downsizers, this attractive semi-detached bungalow enjoys a pleasant cul de sac position, benefiting from an en bloc garage – with other properties on the road having converted the front garden into off road parking.

The property itself is arranged with the two bedrooms to the front, giving the benefit of the living space with aspect over the rear garden.

There is a spacious lounge/diner with has patio doors opening to the rear and a fireplace that provides a focal point to the room. Accessed from here, the kitchen has been refitted and is tastefully appointed with a range of both eye level and base storage units, work surface and integrated appliances including an oven, gas hob and cooker hood. There is further appliance space for a washing machine and fridge/freezer. To the rear aspect is a double glazed window and adjacent door.

The two bedrooms are well proportioned, with bedroom one offering an array of built in storage.

Servicing the bedrooms, the tiled bathroom comprises a white three piece suite with panelled bath and shower over, low level WC and pedestal hand wash basin.

Externally, the property enjoys both a front and rear garden, with the front being low maintenance and having shrubs which provide privacy. To the rear, the garden offers an excellent space to enjoy, without too much maintenance. There is a patio, lawn and borders hosting a variety of plants and flowers. At the back of the garden is a further patio providing a seating area, as well as a garden shed.

The garage is located en bloc, just around the corner from the property, providing a useful storage space. Other properties on the road have also made use of the front garden, converting this to a driveway to provide off road parking.

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.

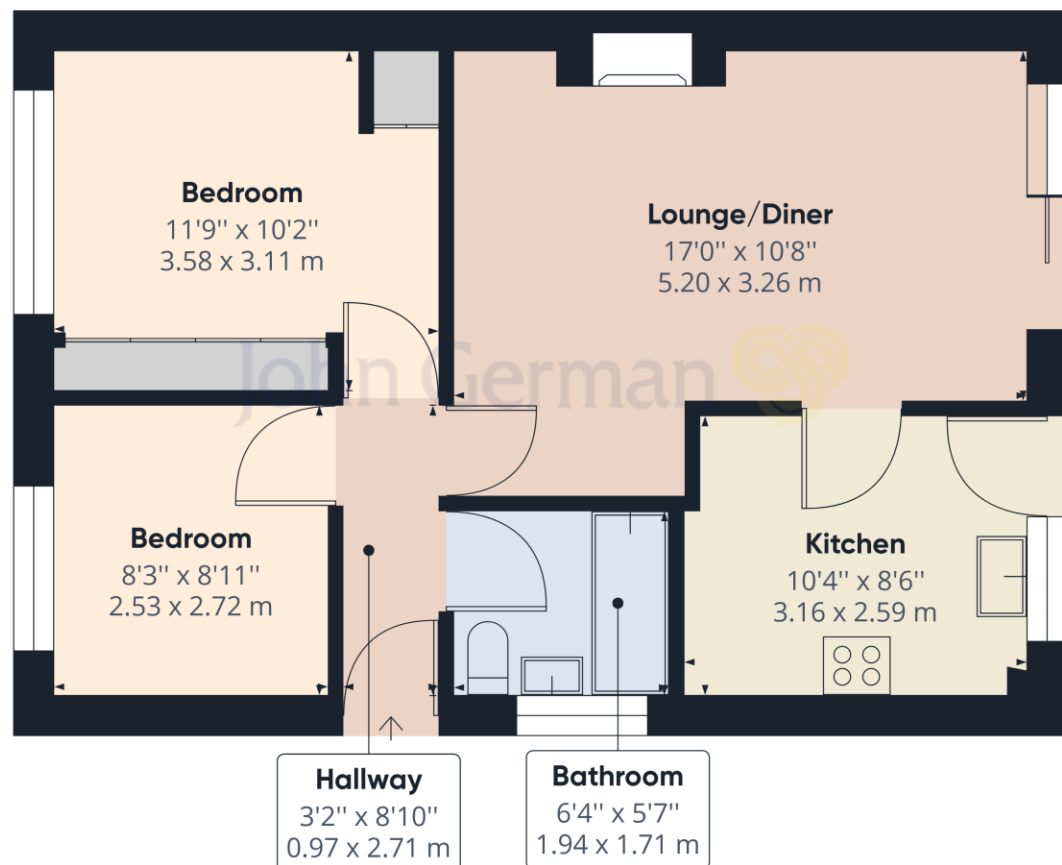
Useful Websites:

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

www.rushcliffe.gov.uk

Our Ref: JGA/27102023

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



John German

Approximate total area⁽¹⁾
548.83 ft²
50.99 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		95 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
75 Main Street, East Leake, Loughborough,
Leicestershire, LE12 6PS

01509 856006
eastleake@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent