

Beech Avenue

East Leake, Loughborough, LE12 6NU



Having been remodelled by the present owners, this family home now boasts an open plan kitchen/diner and two reception rooms. Enjoying a cul de sac position in this desirable village location.

Guide Price £300,000

John German

Having been transformed by the present owners, this attractive link detached property enjoys a cul de sac position, ideally placed for the village amenities offered within East Leake and also for those looking to commute to Nottingham, Loughborough, Derby or further afield.

Boasting two reception rooms, the first of which is a cosy lounge with double glazed window to the front aspect and decorative fireplace with slate hearth.

Continuing through, the heart of this home is undoubtedly the open plan kitchen/diner. With a tilt and turn patio door and double glazed window, the kitchen comprises predominantly base level storage units with work surface over. The central island hosts the gas hob and there is also an integrated oven and further appliance space for a washing machine and fridge/freezer.

Beyond this, there is an additional reception room which currently offers a dedicated home working space but could also be utilised for a variety of other uses.

The adjacent cloakroom has a WC and hand wash basin as well as a door through to the integral garage, which has been partitioned to create a useful utility/storage area, having its own central heating radiator.

To the first floor, there are three bedrooms, with two of the three being good doubles and the third a single.

These are serviced by the family bathroom, with tiling to the walls and with a suite comprising bath with shower over, WC and pedestal hand wash basin.

Externally, the rear garden has been landscaped to create two distinct patio areas offering space for outdoor seating, these are flanked by lawn and hedged borders, and there is also a garden shed.

The front of the property offers off road parking, with additional block paved hardstanding.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

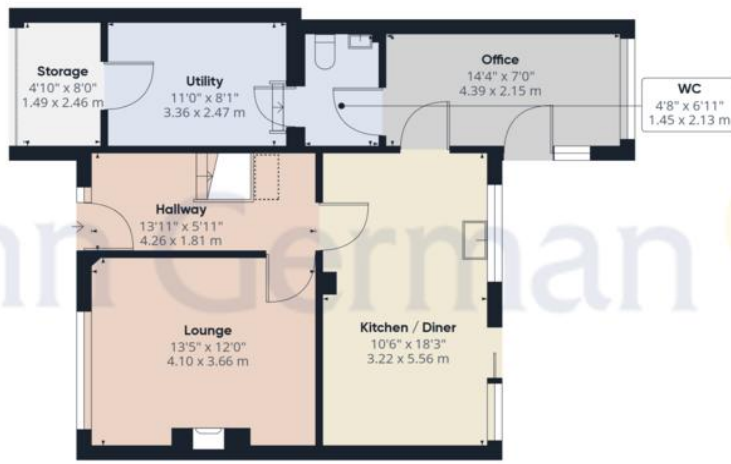
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.rushcliffe.gov.uk

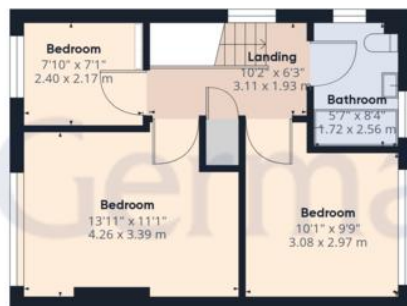
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21122023

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



Ground Floor



Floor 1

John German

Approximate total area^m
 1122.27 ft²
 104.26 m²

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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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.

John German
75 Main Street, East Leake, Loughborough,
Leicestershire, LE12 6PS
01509 856006
eastleake@johngerman.co.uk

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