

# Meeting House Close

East Leake, Loughborough, LE12 6HY



Offered to market with no upward chain and boasting an open plan lounge/diner, this family home also benefits from an integral garage, downstairs cloakroom and enjoys a sought after village location.

Guide Price £265,000

John German

Located just a short distance from the village centre which hosts a variety of local shops, cafes and eateries, this property is ideal for family living and boasts an open plan lounge/diner to the rear. The village of East Leake is well positioned for commuters, offering convenient access to the M1, East Midlands Airport and also being commutable to Nottingham, Leicester and Derby. In addition, the village offers schools, leisure facilities and a vibrant village centre.

The property benefits from a driveway providing off road parking to the front, with an adjacent front lawn – which offers potential to provide additional parking.

The front door opens to the hallway, with doors leading off. As you head down the hallway, the first room you come to is the fitted kitchen comprising both eye and base level units with work surface over. There is an integral oven, gas hob and overhead extractor, with a stainless steel sink and drainer unit positioned beneath the double glazed window to the front aspect.

Spanning the rear of the property, the lounge/diner offers a spacious reception room, providing access out to the rear garden as well as having stairs which rise to the first floor.

Also to the ground floor, there is a guest cloakroom having a wc and hand wash basin.

Upstairs, the property enjoys three well proportioned bedrooms and a family bathroom. All of the bedrooms feature double glazed windows to either the front or rear, with bedroom one also benefiting from integrated storage and its own en suite shower room hosting a shower, low level WC and pedestal hand wash basin.

Bedrooms two and three are serviced by the family bathroom, with part tiling to the walls and a suite comprising bath, hand wash basin and wc.

The property also enjoys an integral garage, with an up and over door to the front and integral access offered from the hallway.

Externally, the rear garden has gated side access and is laid with both a patio and lawn, having a variety of plants and shrubs.

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

**Property construction:**

**Parking:** Driveway and garage

**Electricity supply:** Mains (single)

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

**Our Ref:** JGA/05012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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