

# Walnut Gardens

East Leake, Loughborough, LE12 6HW

John   
German





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Guide Price £350,000

Tucked away enjoying a choice plot on this modern cul de sac, this family home offers a wealth of space arranged over three floors, including two en suites and a family friendly open plan kitchen/diner.



Positioned in a quiet corner of this modern cul de sac, this family home is a superb find for those looking to perhaps grow their family or just want more space – laid out over three floors. Walnut Gardens offers easy access to the amenities of East Leake, with local shops, cafes and eateries, as well as schools. The village is also well placed for commuters, with Nottingham, Loughborough, Leicester and Derby all commutable.

The ground floor of this property is well suited to modern family living, with the spacious entrance hallway having doors to the ground floor cloakroom and the excellent sized lounge opposite, which has a window to the front aspect and offers an inviting reception space.

To the rear, the beautifully presented kitchen/diner spans the width of the property. The kitchen is fitted with a range of high gloss eye and base level storage units with work surface over, integral double oven, hob, extractor and sink unit, with additional appliance space for a washing machine and freestanding fridge/freezer. The central island offers additional storage as well as a breakfast bar. Two sets of patio doors open to the rear garden.

To the first floor are three of the four bedrooms. All of these are well proportioned and offer integrated storage, with the largest of the three having its own refitted en suite. With smart grey tiling, the suite comprises an enclosed shower cubicle, wall mounted WC, vanity hand wash basin and a heated towel rail. The other two bedrooms have use of the family bathroom, boasting a panelled bath with shower over, towel rail and an integrated storage unit incorporating a WC and hand wash basin.

Heading up to the second floor, the landing offers storage space and has a door opening to the sizeable principal bedroom. With dual aspect windows and integrated storage, this also has its own en suite shower room, featuring a skylight and a white suite comprising shower, WC, sink and heated towel radiator.

Externally, this impressive family home has a rear garden laid largely to lawn, with two patio areas offering space for outdoor seating. There is also additional garden space to the side, along with gated access out to the driveway. The frontage has a driveway offering off road parking, along with a single garage having up and over door to the front.

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

**Property construction:** Brick. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas central heating.

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

**Broadband type:** 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 E

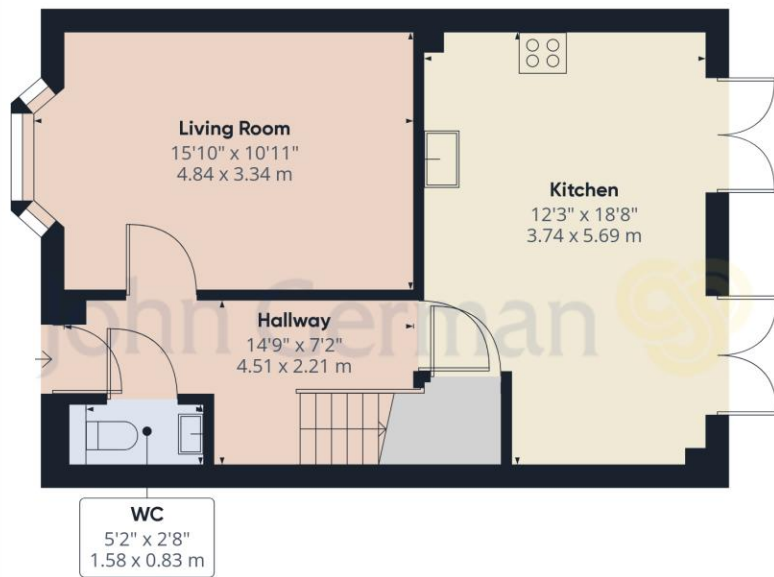
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16012024

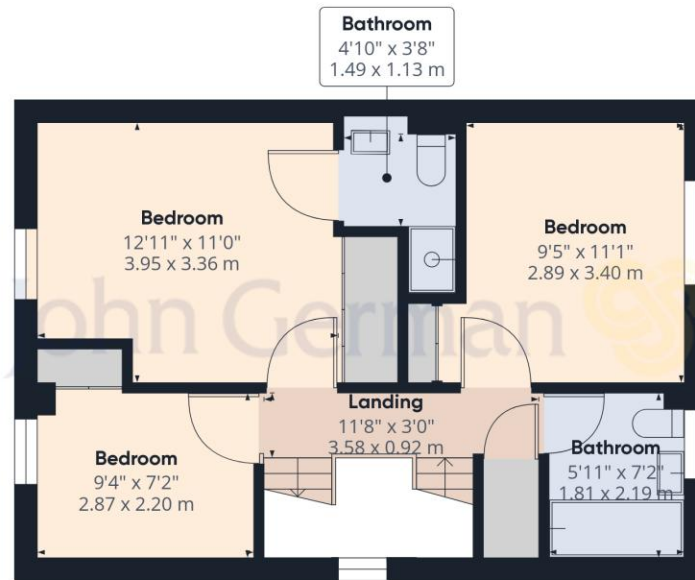
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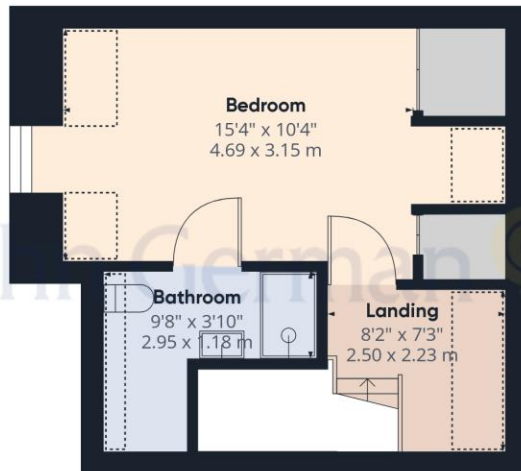




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>0</sup>**

1318.41 ft<sup>2</sup>  
122.48 m<sup>2</sup>

**Reduced headroom**

48.07 ft<sup>2</sup>  
4.47 m<sup>2</sup>

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.

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### Agents' Notes

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### 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		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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