

Towson Field  
East Leake, Loughborough, LE12 6RY

John  
German



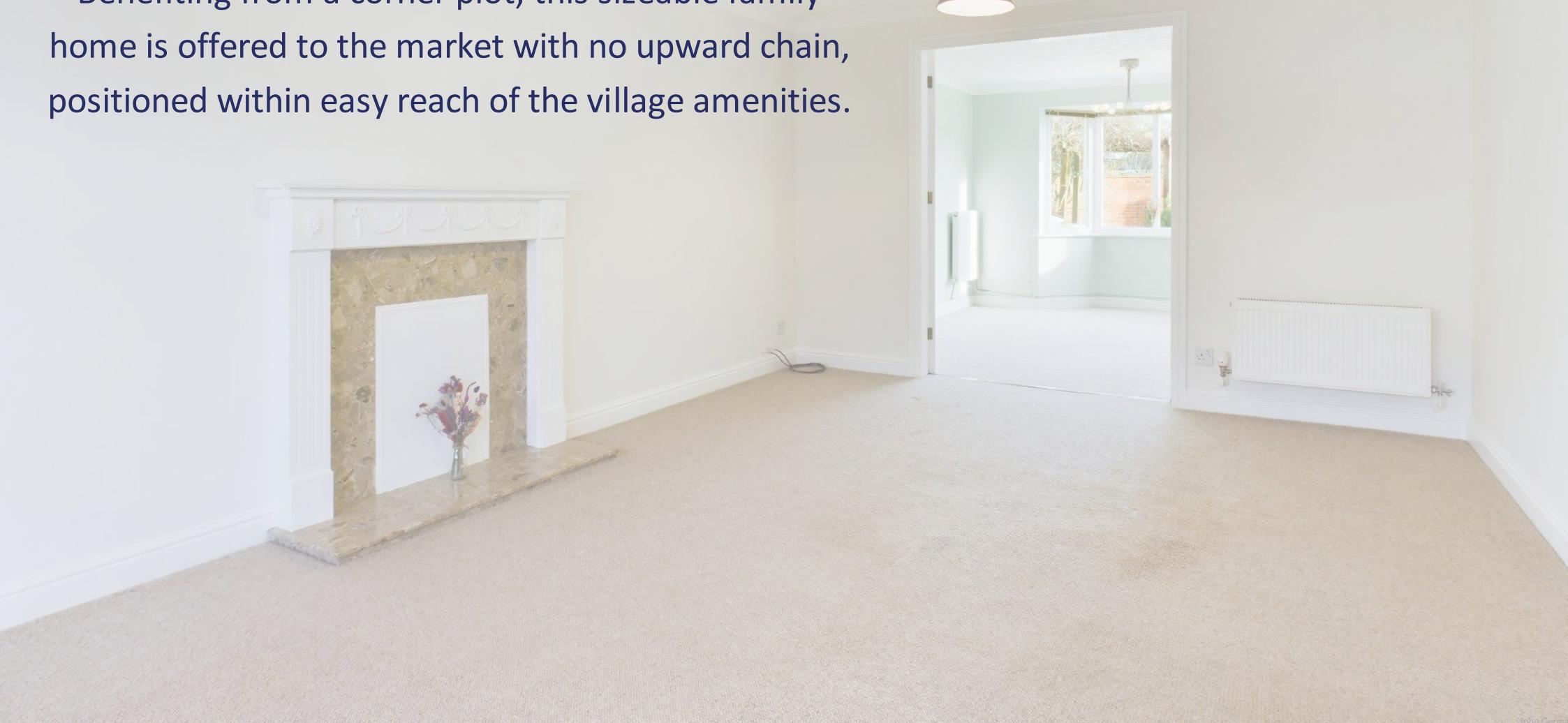


# Towson Field

East Leake, Loughborough, LE12 6RY

Guide Price £475,000

Benefiting from a corner plot, this sizeable family home is offered to the market with no upward chain, positioned within easy reach of the village amenities.



Located just a short distance from the village centre, which hosts a range of amenities including shops, cafes and eateries, the village also has well regarded schools for all ages and is well placed for commuters looking to access Nottingham, Loughborough and Leicester. The property enjoys a spacious corner plot of approximately 0.11 acres, with the frontage offering a low maintenance garden, driveway and access to the integral garage via up and over door.

The front door opens to the hallway, where stairs rise to the first floor and doors lead off to the ground floor rooms. To one side, the impressive lounge features a bay window to the front aspect and is well proportioned, with a feature fireplace and surround offering a focal point. Double doors open to the dining room/additional reception room, with window overlooking the garden. Adjacent to this, there is a further reception room which would be well suited for use as a study or playroom, again with a window overlooking the garden.

The large kitchen/diner is fitted with a range of both eye and base level storage units, work surface, a central island and integrated appliances including a Neff oven, gas hob, overhead extractor, fridge, dishwasher and a stainless steel sink and drainer unit. There is also a walk in pantry with shelving. The dining area offers ample space for a table and chairs, with patio doors opening to the rear. The utility room provides additional work surface and storage, with appliance space and plumbing for a washing machine. Completing the ground floor accommodation is the guest cloakroom with WC and hand wash basin, as well as integral access to the garage, providing a useful storage space.

To the first floor, the landing is bright and airy with doors leading off to the four very well proportioned bedrooms and family bathroom. Three out of the four bedrooms offer integrated storage with all having the potential to be used as doubles. Bedroom one's ensuite shower room has an enclosed shower cubicle, low level WC, hand wash basin and heated towel rail. The three remaining bedrooms are serviced by the family bathroom, with part tiling to the walls, a panelled bath, WC and pedestal hand wash basin.

Outside, the rear garden incorporates both patio and lawn, with distinct seating areas for those summer evenings to come. Owing to its corner plot, the garden is generous in size, with pergola, shed and gated side access. Part of the garage has been converted creating a useful room. Having been used for home working it offers potential for a variety of uses, including a games room, home office, gym or storage.

**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 F

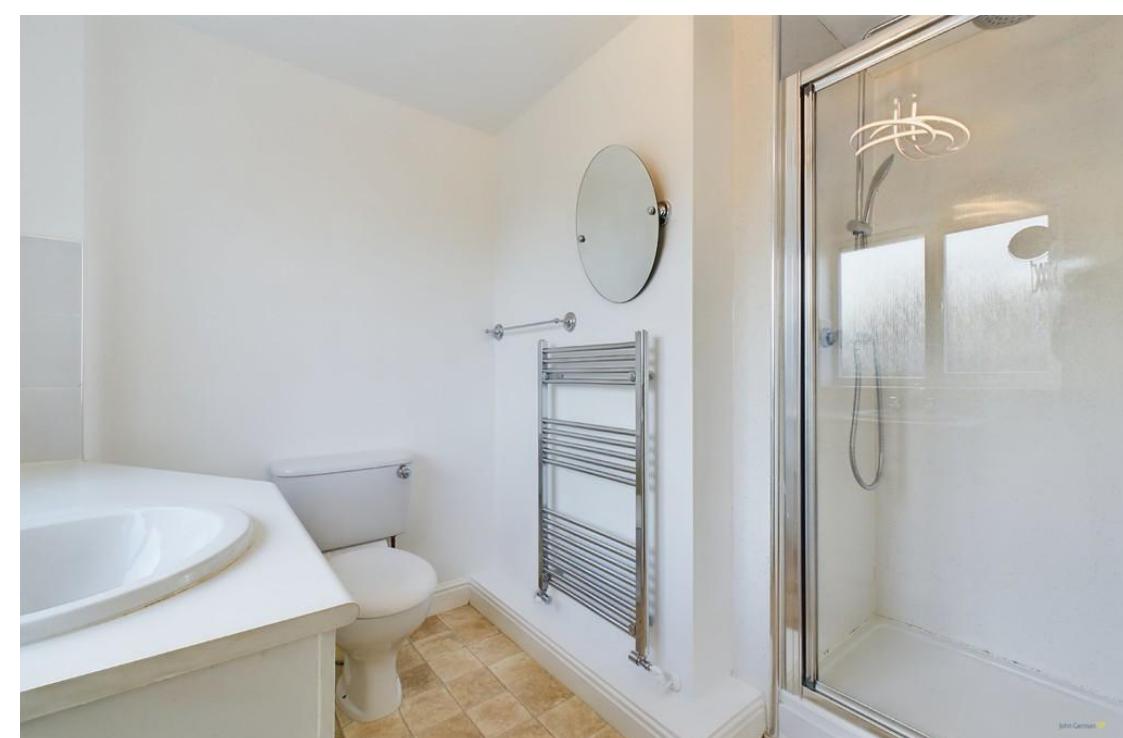
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

**Our Ref:** JGA/17012024

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Approximate total area<sup>(1)</sup>

1926.64 ft<sup>2</sup>  
178.99 m<sup>2</sup>

Reduced headroom

6.78 ft<sup>2</sup>  
0.63 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.

GIRAFFE360

Floor 1



#### Agents' Notes

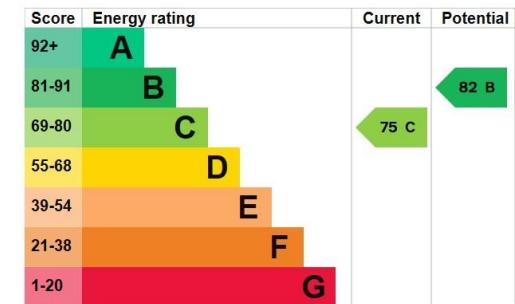
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money 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

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