

Thistle Bank

East Leake, Loughborough, LE12 6RS

John
German





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Guide Price £315,000



Boasting an excellent position within this highly sought after village, this extended family home offers ample space for family living with highlights including the main bedroom with its own dressing area.

Located in the highly sought after Rushcliffe village of East Leake which boasts a range of amenities including local shops, schools, cafes and eateries is this extended family home located in a cul de sac.

With off road parking to the front, the entrance door leads into the hallway, where there is access to a ground floor cloakroom with guest WC and hand wash basin.

The stylish living room offers an inviting reception space, having stairs rising to the first floor and a double glazed window to the front aspect.

Continuing through, the contemporary kitchen/diner is ideally suited to entertaining guests and for family mealtimes, with the kitchen comprising both wall and base level storage units, work surface and tiled splashbacks. There are integrated appliances including an oven, hob, overhead extractor and fridge/freezer. The sink is positioned beneath the double glazed window to the rear aspect, overlooking the garden. Double doors open to the conservatory, presenting an additional seating area.

To the first floor, the landing gives access to the four bedrooms. The first of which is an impressive double over the garage, complimented with its own dressing area having a double glazed window to the front aspect.

There are two further double bedrooms, with the fourth being a single, this would also be well suited for use as a study/office, allowing for a dedicated home working space.

Outside, the rear garden has a decked area providing a space for outdoor seating, with a lawn beyond this. There is an additional decked area towards the rear boundary as well as rear access to the garage, offering a fantastic amount of storage space.

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

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

Broadband and type: TBC - 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 C

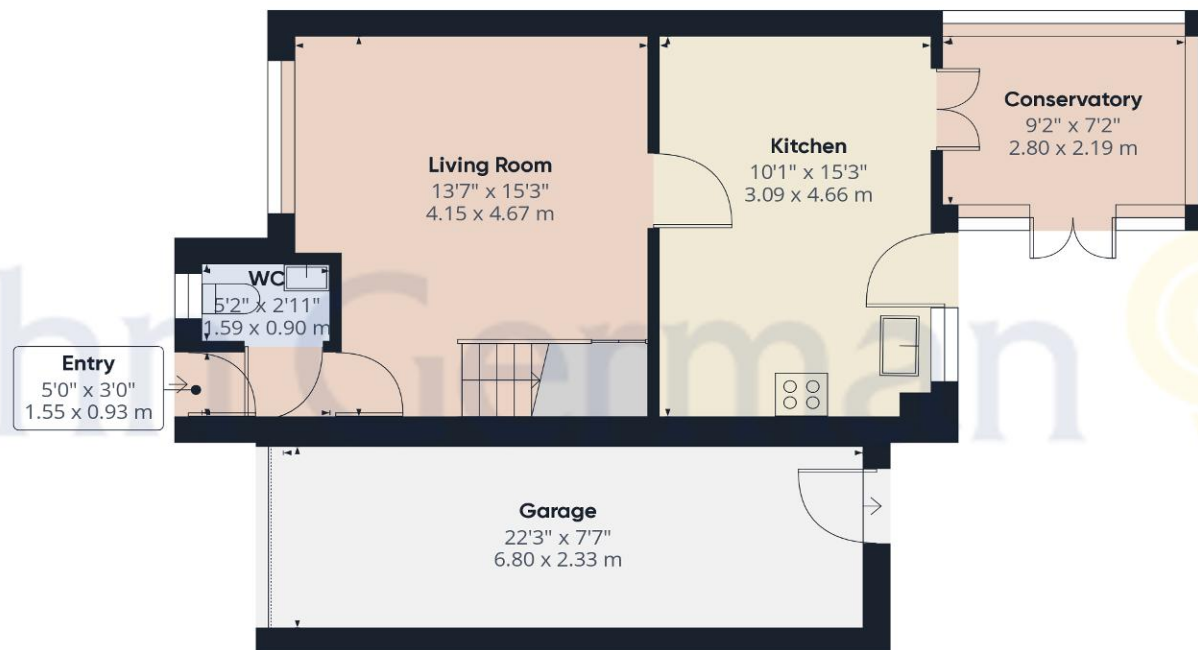
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.rushcliffe.gov.uk

Our Ref: JGA/28032024

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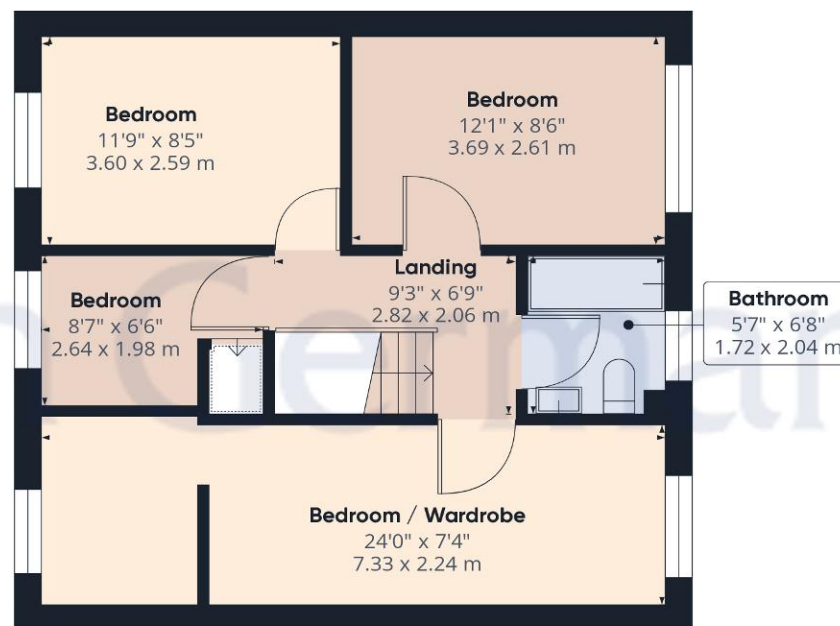


Ground Floor

Approximate total area⁽¹⁾

1150.2 ft²

106.86 m²



Floor 1

(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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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