

# Thistle Bank

East Leake, Loughborough, LE12 6RS

John   
German





# Thistle Bank

East Leake, Loughborough, LE12 6RS

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

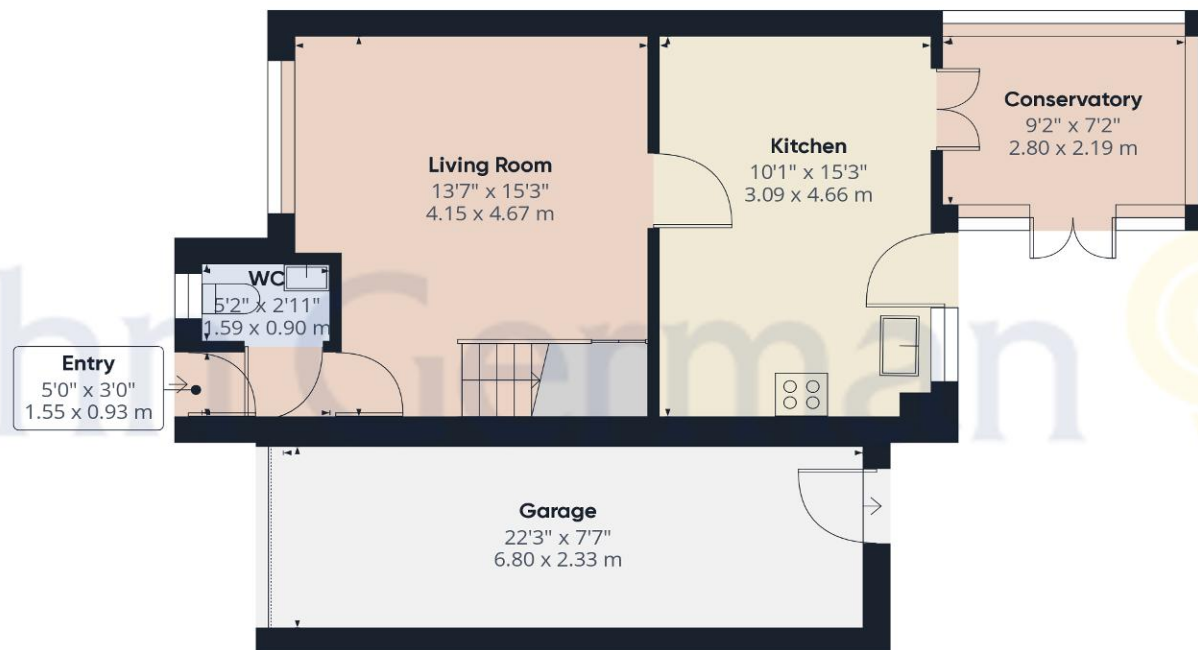
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

**Our Ref:** JGA/28032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





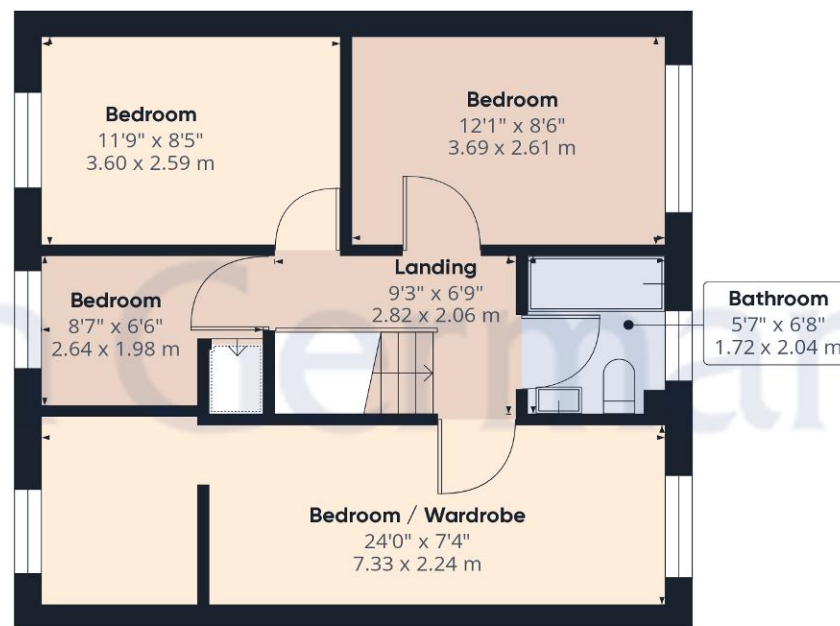


Ground Floor

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

1150.2 ft<sup>2</sup>

106.86 m<sup>2</sup>



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.

GIRAFFE360



### 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.

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		



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



