

St. Marys Crescent

East Leake, Loughborough, LE12 6QS



Benefiting from an impressive garden plot, this attractive property is offered to market with no upward chain and would be well suited to first time buyers and investors.

£190,000

John German 

Positioned within easy reach of the range of amenities offered within East Leake, this superb semi detached property enjoys a corner plot and presents an ideal opportunity for a first time buyer or investor – with the property having a proven track record as a rental investment.

Having off road parking to the front, the property enjoys a good sized lounge with double glazed window to the front aspect, and access through to the impressive kitchen/diner. Incorporating both wall and base level storage units, work surface and integrated appliances including an oven, gas hob and overhead extractor. The adjacent dining area provides plenty of space for a table, with patio doors opening to the conservatory that offers an additional seating area and gives views out over the garden.

Completing the downstairs is the utility room with further appliance space, also offering storage and a side access door to the garden.

Upstairs, the three bedrooms are well proportioned, with two being good sized double and the third a single that would provide an ideal space for use as a nursery or study – if home working required.

Having tiling to the walls, the family bathroom is smartly presented with a white suite, with panelled bath and shower over, hand wash basin and low level WC.

Externally, the property benefits from a superb corner plot, providing an excellent garden space offering the potential to extend or possibly a development opportunity, subject to the relevant planning permissions. There is a patio area to the immediate rear of the property, with the sizeable lawn wrapping around to the side. Gated access opens to the driveway.

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

Property construction: Non standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas. The boiler is only 4 months old (as of April 2024) (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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

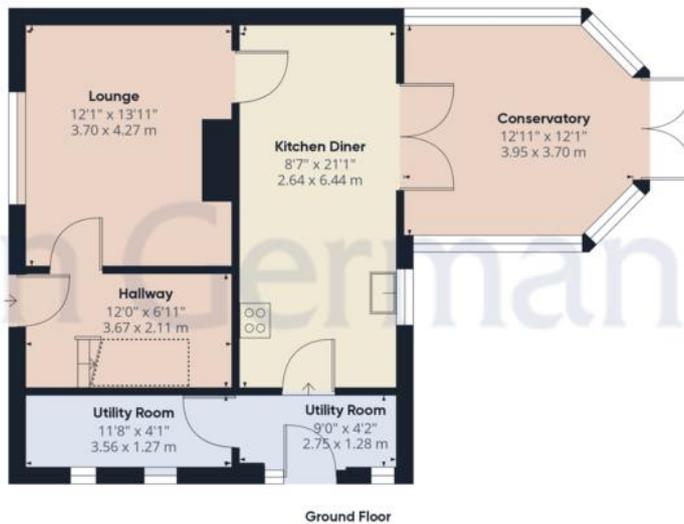
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band B

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

Our Ref: JGA/03042024

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Approximate total area⁽¹⁾
1092.09 ft²
101.46 m²

Reduced headroom
15.08 ft²
1.4 m²

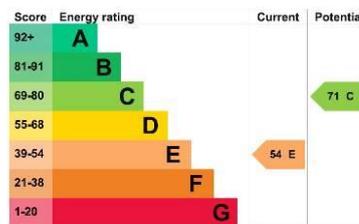
(1) Excluding balconies and terraces

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.

GIRAFFE 360





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Agents' Notes

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