Hawley Close East Leake, Loughborough, LE12 6NB







Well presented three bedroom detached bungalow jam packed full of features including a separate garage, easy maintenance rear gardens and lots of storage. The property is ideally located on a quiet cul-de-sac and is in close proximity to local shops, pubs and has great bus links making this the ideal property to downsize to.

£310,000



Approaching the property you will see a large driveway with a garage to the rear. Through the front door you enter the main hallway. Immediately on the right hand side you come to the first bedroom, this bedroom features neutral décor, carpets and has in built storage —it would make an ideal home office or spare room.

Straight ahead is the large open plan living/dining area. This light and bright room features neutral décor, carpets and a gas fireplace. The dining space is a great space to entertain and overlooks the rear gardens and can be accessed through large double doors.

The kitchen is located next to the dining room and benefits from both overhead and undercounter cupboards, gas hob and electric oven. The rear gardens can also be accessed from here.

The updated bathroom is located in the middle of the home, this feature a large shower, heated towel rail, WC and vanity sink with great storage.

The two largest bedrooms are located at the front of the home, the master bedroom offers great in built storage, neutral décor and carpets whilst the second bedroom also has great storage options and neutral décor.

The rear gardens consist of a large paved patio, lawns and mature trees.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure

via their legal representative). **Property construction**: Standard

Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains

Heating: Mains

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

Broadband 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

Our Ref: JGA05042024

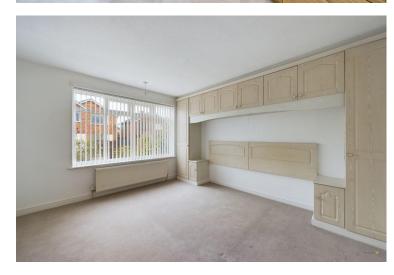
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John German 🧐





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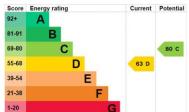
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