

# 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

John German

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA05042024

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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

#### Agents' Notes

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