

Meeting House Close

East Leake, Loughborough, LE12 6HY

John
German





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£450,000

This exceptionally well presented four bedroom detached property is full of features including a large garage, secure rear garden, spacious bedrooms and quality fixtures throughout. The property is ideally located close to East Leake town centre, local schools and shops.

On a corner plot, the entrance hall is just off the small well established front garden and has a cloaks/WC and storage cupboard. This double fronted property has a spacious lounge to the right with three windows which allows for great natural light, it also benefits from neutral décor and carpets.

To the left hand side there is a spacious open plan kitchen/dining/living room with sliding doors to the rear garden. Integrated into the units is a double oven, gas hob, extractor, fridge/freezer and dishwasher. The wall and base units have complimentary tiling and Silestone work surfaces which provide a contemporary, quality feel. There is plenty of room for a dining table and soft seating, and the whole area feels light and airy. Just off the kitchen is a utility room with sink, washing machine and tumble dryer.

To the first floor are four bedrooms, three are double bedrooms which all have wardrobes plus a further single bedroom. All bedrooms are tastefully decorated and have good quality carpets.

The stunning master bedroom has views across countryside and the benefit of a stylish shower room with double shower cubicle, WC and wash basin.

The family bathroom is of superb quality and consists of a WC, wash basin and bath with overhead shower.

Externally there is an enclosed garden with lawn, borders and patio plus outside storage. The gate leads through to the driveway where a single garage can also be found.

The property benefits from gas central heating and double glazing.

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 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 E

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

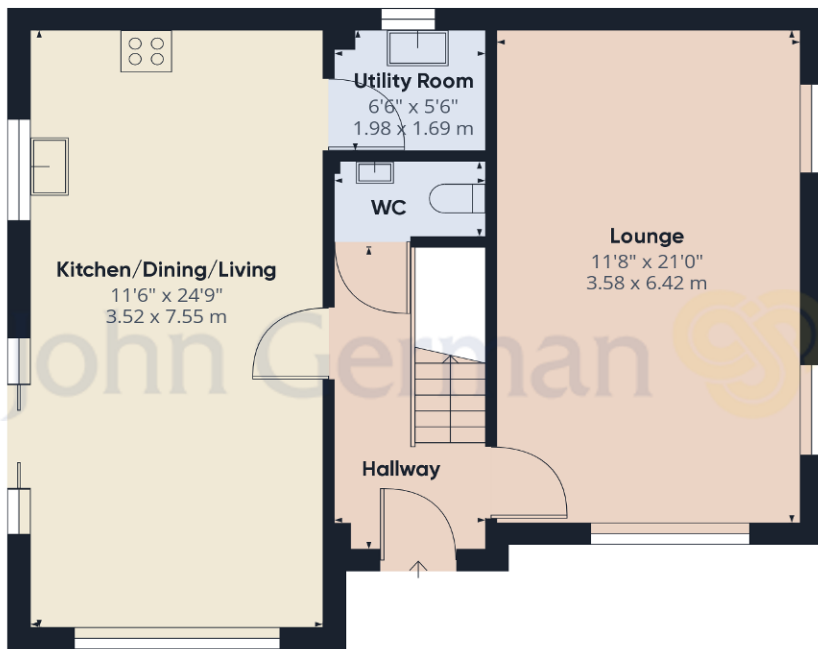
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Our Ref: JGA/24042024

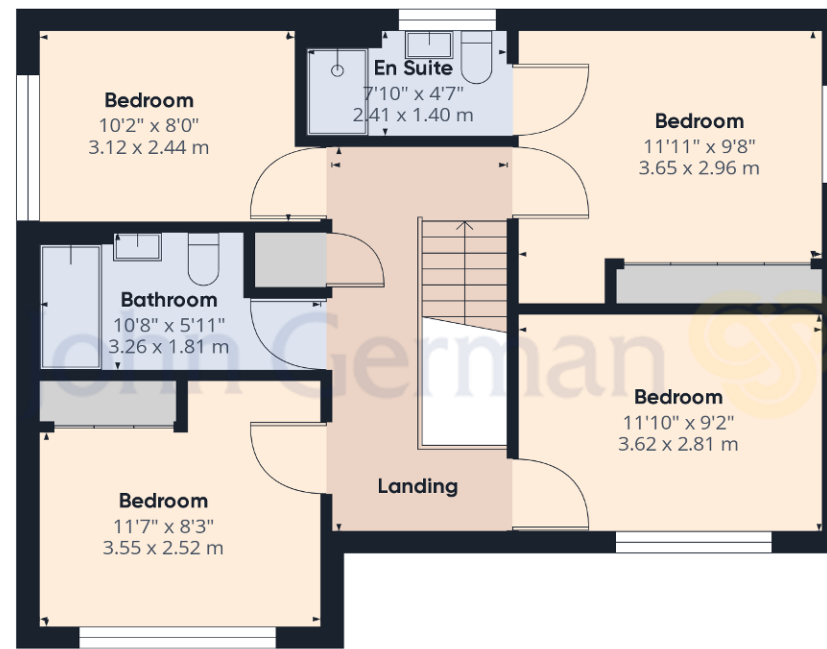
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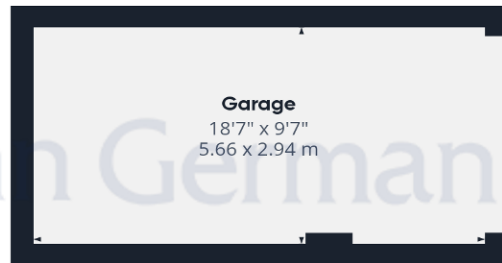




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1510.74 ft²
140.35 m²

(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.



Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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