

# Pine Close

East Leake, Loughborough, LE12 6PN



This well presented three bedroom semi detached home is now ready for its new owner to call it home. This home is jam packed full of features including a large garage, secure rear gardens and is ideally located on a quiet cul de sac and walking distance to local pubs, shops and schools.

£260,000

John German 

As you pull up to the home you will see the driveway and large garage with an automatic door.

As you enter the home you will come into the main entrance hall, to the right hand side you enter the open plan living/dining room. This lovely bright room features a bay window, neutral décor, carpets, fireplace and has access to the rear gardens through large sliding doors.

The kitchen is located at the rear of the home and benefits from both overhead and undercounter storage, ample workspace and a range of in built appliances including an electric oven, gas hob and extractor.

The first floor consists of a family bathroom, two secondary bedrooms and master bedroom.

The family bathroom consists of a bath, WC, sink and separate shower.

The master bedroom is very generous, it features neutral décor and carpets as well as masses of in built storage. The room benefits from great natural light from the large windows.

Bedroom two is again a double room and features neutral décor and carpets. Bedroom three also spacious and features built in storage, carpets and neutral décor.

The rear gardens are well maintained and features a large paved patio area, mature garden beds and shrubs.

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 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 C

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

Our Ref: JGA30042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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