

Foxglove Crescent

East Leake, Loughborough, LE12 6WB

John
German





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£425,000

A modern kitchen with white cabinetry, a wooden dining table, and a Samsung refrigerator. The kitchen features a white subway tile backsplash, a stainless steel range hood, and a dark countertop. A wooden dining table with four white chairs is set in the foreground. A Samsung refrigerator is visible on the right side of the kitchen. An open doorway leads to another room with a wooden chest of drawers and a clock on the wall.

A very stylish contemporary family home in a wonderful location enjoying a landscaped rear garden ideal for outdoor entertaining together with an open rear aspect and excellent open plan living/dining kitchen.

Step inside an attractive reception hall with stairs to the first floor, a useful built in doaks storage cupboard and Amtico wood effect flooring that continues into the guest's doakroom/WC and the kitchen.

An attractive front facing lounge has a bay window and a very useful under stairs storage cupboard.

To the rear of the property is a lovely light living/dining kitchen in a contemporary style having a range of base and wall units surmounted by roll edge worksurfaces with inset stainless steel sink and mixer tap complemented by stylish tiled splashbacks. There is a six rings stainless steel gas hob with extractor hood over, an eye level double oven and grill plus further appliances having plumbing for a dishwasher. A wide square double glazed bay has inset French doors opening out onto the lovely landscaped garden which enjoys a wide open aspect beyond.

Off the kitchen is a utility room again with Amtico flooring and fitted with base and wall units, roll edge worksurfaces having appliance spaces under with plumbing for automatic washing machine plus the wall mounted gas fired boiler and a door giving access to the rear.

On the first floor a gallery style landing has access to the loft. The master bedroom has its own contemporary en suite comprising walk in tiled shower and glazed screen, pedestal wash hand basin, WC, heated towel rail and a front facing window.

There are three further good sized bedrooms served by a stylish family bathroom.

To the front there is a broad driveway giving access to the garage flanked by a landscaped foregarden. Side gated access leads to the very attractive landscaped rear garden which has a spacious patio area ideal for entertaining with lawn beyond surrounded by shaped borders and a productive kitchen/herb garden.

Note: Estate charges will apply.

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

Property construction: Traditional **Parking:** Off road **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains

(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

Our Ref: JGA/31052024

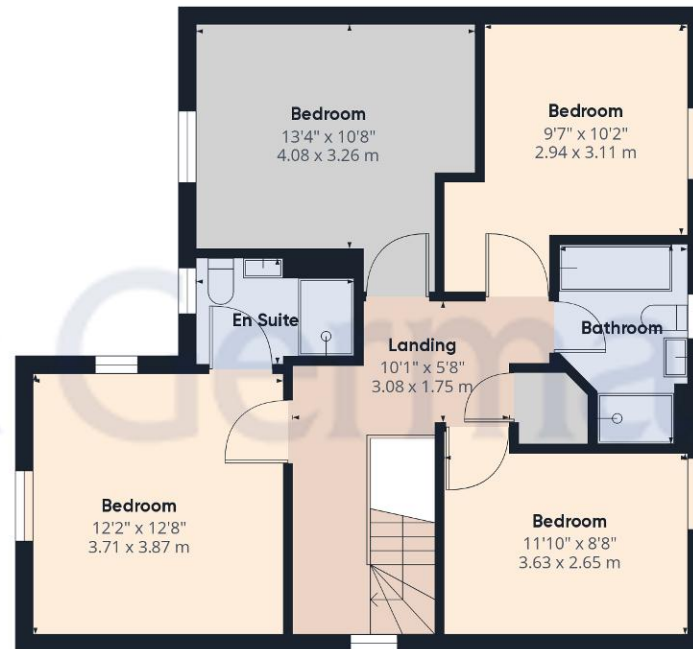
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1518.31 ft²

141.06 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.

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Agents' Notes

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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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