

Redgate Place

East Leake, Loughborough, LE12 6AA



John German 

A beautifully presented, spacious modern home with open plan living, private rear garden and driveway.

Offers in excess of £240,000

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This property would make an ideal purchase for first time buyers, professional couples or those wishing to downsize.

The property is located approximately half a mile away from East Leake village centre, where a wide array of local amenities including (but not limited to) shops, boutiques, pubs and restaurants can be found. There are also plenty of green spaces for walking and cycling.

Public transport well catered for by regular bus service; commuter access to the M1, A6 and A46 is excellent.

Accommodation comprises two double bedrooms, family bathroom, ground floor W.C. and open plan lounge/kitchen/dining area.

Externally, the property offers a well sized, very private rear garden. The driveway provides comfortable parking for two vehicles.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

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 B

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

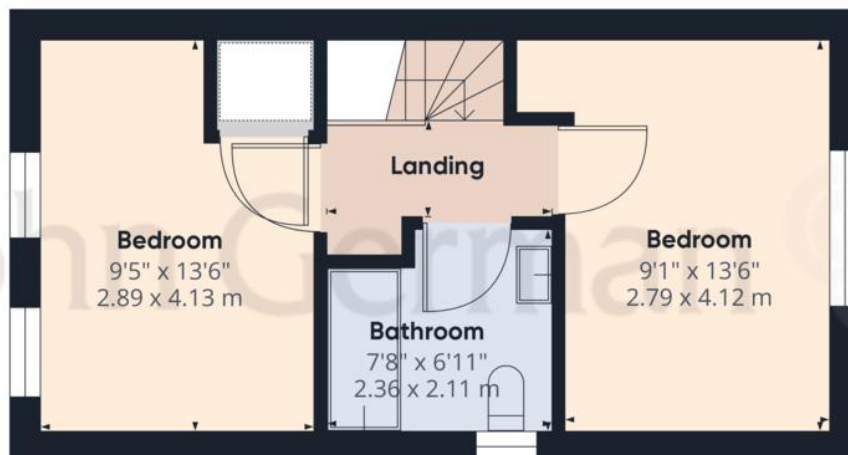
www.rushcliffe.gov.uk

Our Ref: JGA/01102024

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

682.32 ft²
63.39 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	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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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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