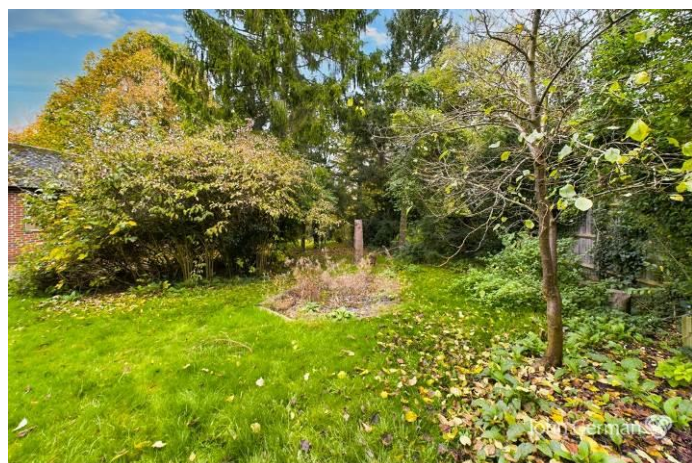


West Leake Road

East Leake, Loughborough, LE12 6LJ



This spacious 3-bedroom chain free semi-detached property offers a fantastic opportunity for those seeking a family home with plenty of potential.

Offers Over £340,000

John German 

Inside, the property boasts a traditional layout with three well-sized bedrooms, offering plenty of versatility for family living.

The cosy living room provides a comfortable setting for relaxation. The kitchen/diner is well-sized room with ample space for both cooking and casual dining. The kitchen is well-equipped, with plenty of storage and counter space, while the adjoining dining area makes it easy to enjoy family meals together.

To the rear of the property is the large rear garden. The expansive outdoor space offers the perfect setting for family activities, gardening, or simply relaxing in a private setting.

To the front of the property, the car port provides sheltered parking for one vehicle, with additional off-road parking available in front. This is a practical feature for families with multiple vehicles or for anyone seeking additional storage space.

Located in the charming village of East Leake, the property is within easy reach of local amenities, including shops, schools, and parks, as well as excellent transport links to Nottingham and Leicester. The surrounding countryside offers picturesque walking and cycling opportunities, making it an ideal location for those who enjoy outdoor activities.

Note: The property is currently tenanted however will be sold with vacant possession.

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: Allocated parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

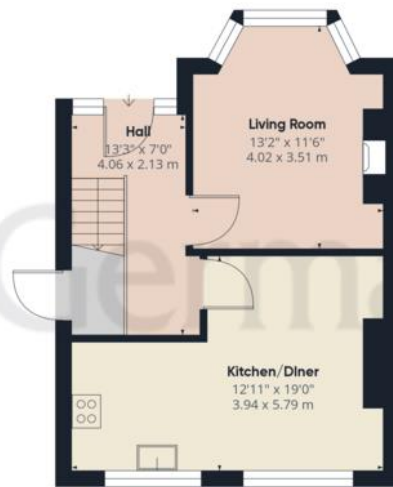
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band B

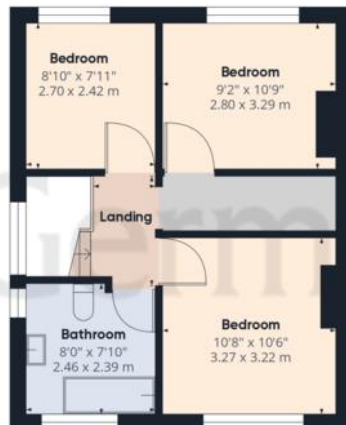
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13112024

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.



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
845.08 ft²
78.51 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		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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