Sheepwash Way

East Leake, Loughborough, LE12 6WJ





after village of East Leake.

Offers In Excess Of £290,000





Enter through the front door into the reception hall with stairs to first floor and access to front aspect living room.

Follow down the hall to the highlight of the home; the bright and inviting open plan kitchen/dining room with French doors to the rear garden, a range of base and eye level units and work surfaces.

Off the kitchen is a useful utility room with outside access and completing the ground floor accommodation is the downstairs cloakroom.

On the first floor are three well proportioned bedrooms, the master having an en-suite shower room fitted with a white three piece suite.

The family bathroom is also fitted with a white three piece suite and has partially tiled walls.

Outside to the rear of the property is a garden having the benefit of Astroturf lawn and a patio area which can be accessed from the kitchen.

To the front is a driveway leading to the garage on the left of the property, plus further off road parking area to the right hand side.

East Leake is surrounded by lovely countryside and the village affords a full range of amenities to include doctors surgery, a range of eateries and shops, excellent schooling and superb commuter networks with access to Loughborough, Nottingham and Leicester by road. There are accessible bus routes to Nottingham and Loughborough.

Notes:

There is a communal management charge of £148 per annum to Greenbelt.

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

Property construction: Standard Parking: Drive & garage Electricity supply: Mains Water supply: Mains

and internal recording devices.

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 D

 $\textbf{Useful Websites:} \ \underline{www.gov.uk/government/organisations/environment-agency}$

www.rushcliffe.gov.uk
Our Ref: JGA/16102024

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John German 🧐





Agents' Notes

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Referral Fees

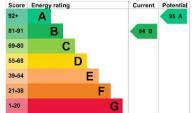
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surveyor. In making that decision, you should know that we receive up to £90 per referral.



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