

Sheepwash Way

East Leake, Loughborough, LE12 6WJ




John German 


A well presented three bedroom detached family home with off road parking located in the sought after village of East Leake.

Offers In Excess Of £290,000



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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 Astro turf 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 and internal recording devices.

Property construction: Standard

Parking: Drive & garage

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 D

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

Our Ref: JGA/16102024

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Score	Energy rating	Current	Potential
92+	A		95 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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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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