



John German



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A well presented, incredibly spacious home, conveniently placed for amenities, with heaps of potential, large well-maintained garden, single garage, driveway, being sold with no onward chain.

£325,000



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

The home is located within close proximity to a range of local amenities including schools, shops, pubs, restaurants and boutiques. Keyworth Leisure Centre, village hall and lawn tennis club are less than half a mile away.

Public transport well catered for by regular bus service in to nearby West Bridgford and Nottingham; commuter access to the A46 is excellent.

Accommodation comprises; three double bedrooms, family bathroom, L-shaped lounge/dining room, and kitchen.

Externally, the rear garden is of excellent size, well maintained with mature plantation and patio seating area. The single garage can be accessed via the garden or from the driveway at the front, which provides ample parking and could be widened to accommodate further vehicles.

To view this property, please contact John German East Leake office.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/07022025

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#### Agents' Notes

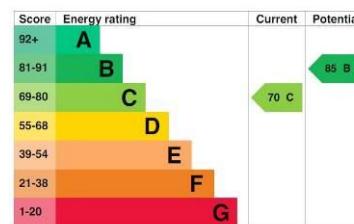
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