

Ladybird Close

East Leake, Loughborough, LE12 6YU

John German



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Offers in the region of £500,000

A perfectly presented, light and wonderfully spacious home, occupying a most enviable plot with its own private gated driveway in a highly sought after residential development. This fantastic home on Ladybird Close offers all the space and privacy any growing or established family could wish for.

The village centre is just a short walk from the property, where a wide variety of shops and amenities can be found including doctor's surgery, dental practice, chemist, opticians and library.

Nearby conurbations of Loughborough (4m), Nottingham (8m), Derby (13m) and Leicester (13m) are easily accessible by car and regular bus service. Main line rail services are available from East Midlands Parkway (4m) and Loughborough (4m). East Midlands Airport is approximately 20 minutes away by car and while commuter access to the M1 and A46 is excellent.

Accommodation is arranged over three floors, with the family lounge and study occupying the front elevation and the kitchen/dining/family room situated to the rear of the property giving access to the garden via French Doors. A handy W.C. accessed off the entrance hall completes the ground floor.

The first floor offers four double bedrooms however the usage is versatile should an additional study/playroom be required. There is also a well sized family bathroom and Jack & Jill en-suite catering for two bedrooms at the rear elevation.

Ascending to the second floor via a mezzanine staircase, the principal suite is a beautiful and luxurious space with skylights and box bay windows offering plenty of natural light. The en-suite is a fantastic size while fitted wardrobes and a large cupboard provide exceptional storage.

Externally, the property occupies a magnificent plot and most enviable position. The gated driveway can park several vehicles (eight comfortably, potentially more!) and wraps around to the front of the oversized spacious garage, located on the left-hand side of the property. The rear garden is southeast facing and offers incredible privacy making it a perfect place to relax or entertain.

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

Agents notes: Communal maintenance charge of £260 per annum. 10 Year NHBC from November 2019

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:** Driveway and garage.

Electricity supply: Mains. **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Virgin 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 F

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

Our Ref: JGA29042025

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.

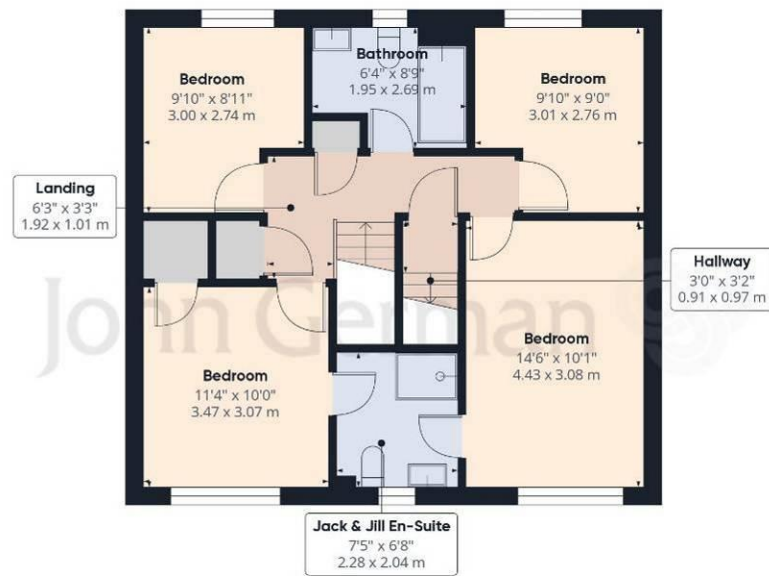
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2043.42 ft²

189.84 m²

Reduced headroom

7.45 ft²

0.69 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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