





Beautifully presented, this charming bungalow is perfectly suited to professional couples or those looking to downsize. It features a private garden designed for outdoor living and entertaining, combining comfort and space in a convenient location close to schools, local amenities, and scenic green spaces.

Offers in region of £250,000



The property is located within one mile of the village centre where a wide variety of shops and amenities can be found including doctor's surgery, dental practice, chemist, opticians and library. There is also a Co-Op supermarket, bakery, greengrocers, as well as several coffee shops, pubs and eateries.

Nearby conurbations of Loughborough (4m), Nottingham (8m), Derby (13m) and Leicester (13m) are easily accessible by car and regular bus service. Mainline 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 comprises; two double bedrooms, shower room, lounge/dining room and kitchen.

Externally, the property enjoys a generous and private rear gardenideal for both relaxing and entertaining. A detached garage is situated at the rear, while the front of the home features a driveway providing off-road parking for two 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).

**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: Mains gas

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

**Broadband type**: Cable

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/04062025

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 AMLID 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 1 st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in a dvance when an offer is agreed and prior to a sales memorandum being issued.













## John German 🧐





Agents' Notes
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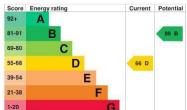
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

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



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