

Dragonfly Close

East Leake, Loughborough, LE12 6YT

John
German





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£425,000



A perfect family home, beautifully presented throughout, extended, with a beautifully planted gardens, located within easy reach of local amenities, in highly sought after residential development.

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This fantastic home would make an ideal purchase for professional couples or families. 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. 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 comprises; four double bedrooms, en-suite, family bathroom, ground floor W.C., home office/playroom, lounge, kitchen/diner and garden room.

Externally, the property has a good size southwest facing rear garden with mature planting and patio seating area. The front and side gardens are also beautifully planted with a mixture of shrubs and perennials. The garage, located to the left-hand side of the property is of good size, measuring 19'10" (6.05m) x 9'11" (3.04m), while the driveway provides comfortable parking for two vehicles, on street parking is readily available for visitors.

Annual Maintenance Charge: £150 (to be checked with conveyancer)

Unadopted Road (to be adopted by Rushcliffe Borough Council)

Extension Guaranteed for 10 years from 2024

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: 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 E

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

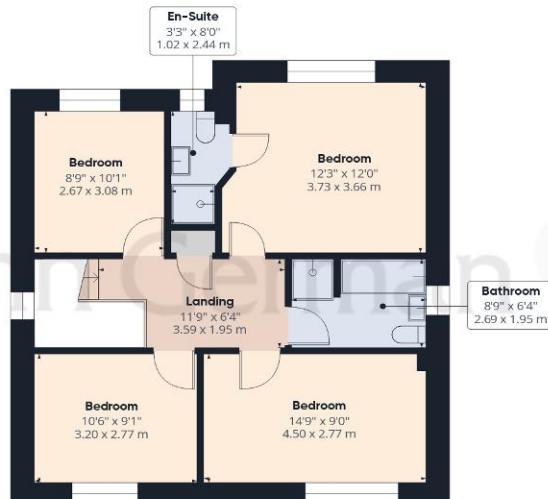
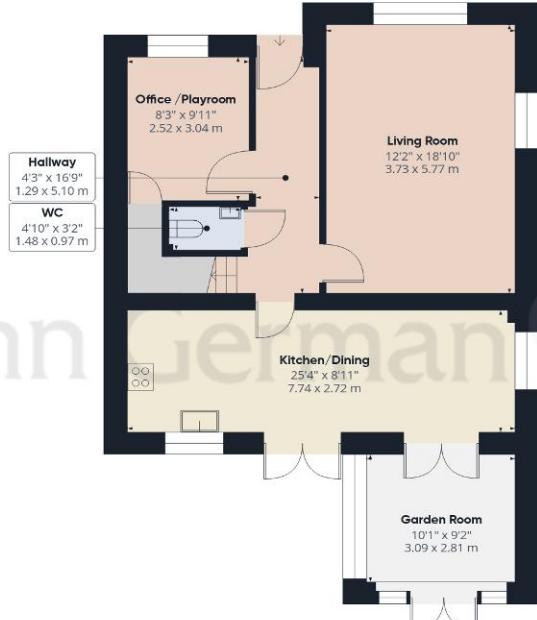
Our Ref: JGA/09062025

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Approximate total area⁽¹⁾

1605 ft²
149.1 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

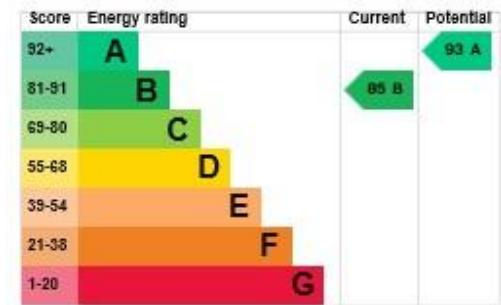
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Referral Fees

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.



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