



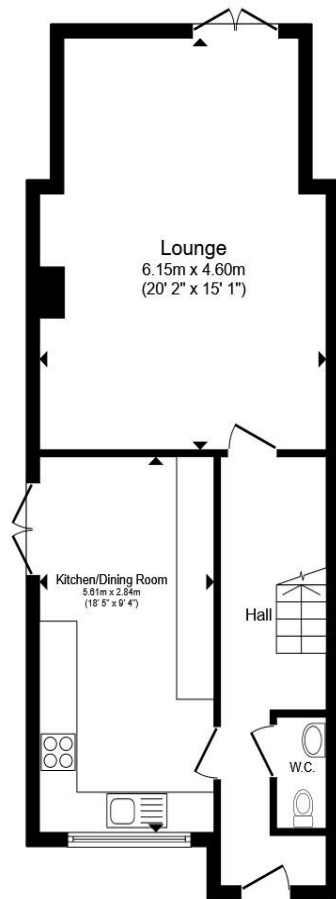
**Sharpley Drive, East Leake Loughborough LE12 6QU**

**welcome to**

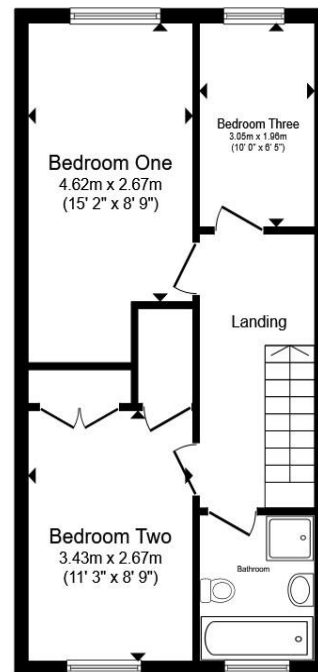
**Sharpley Drive, East Leake Loughborough**

William h brown presents this extended and well-presented semi-detached family home, occupying this highly convenient location around the corner from local Primary and Secondary schools, country lane walks and excellent commuter access towards Nottingham, Leicester and Loughborough!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge / Diner**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

Total floor area 97.8 m<sup>2</sup> (1,053 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **Sharpley Drive, East Leake Loughborough**

- THREE BEDROOM SEMI DETACHED HOME
- LIVING ROOM WITH SEPARATE DINING AREA
- THREE SPACIOUS BEDROOMS
- DRIVEWAY
- GOOD SIZED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £240,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBF103774](https://williamhbrown.co.uk/Property/WBF103774)



Property Ref:  
WBF103774 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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