

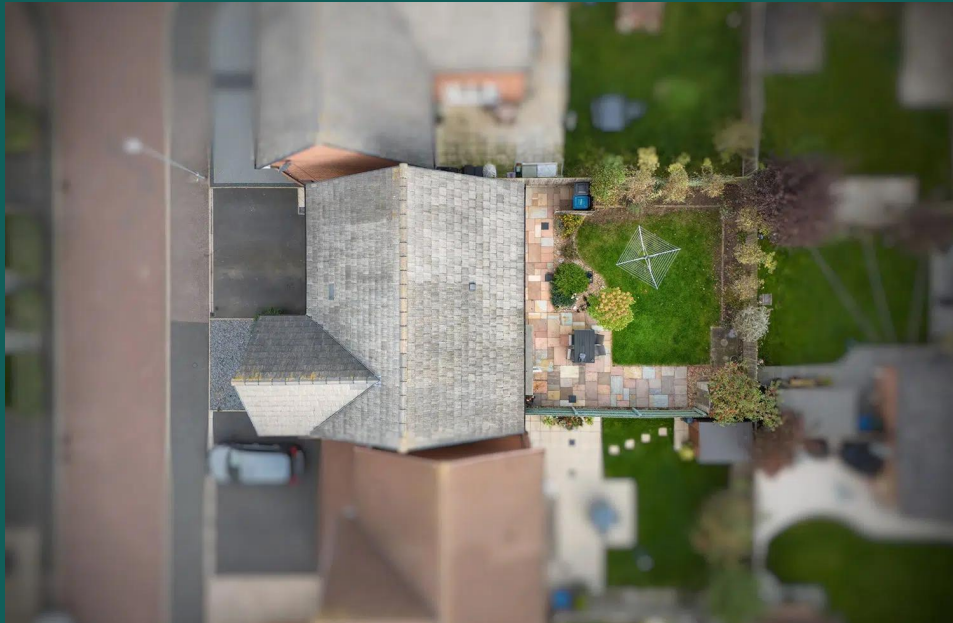


# *Sandmartin Close*

## East Leake

4 Bed Detached House • LE12 6YL • £1,650 pcm • £1,900 Deposit





## Sandmartin Close, East Leake

Situated on a modern estate in a sought after village, this detached four bedroom home is soon ready for occupation. This unfurnished property comes with a sizeable lounge, contemporary kitchen/diner, utility, water closet, four double bedrooms, primary bathroom, and ensuite shower room. To the rear is a good sized garden and to the front of the house is a drive for parking, that leads to the integral garage. All photographs and video tour are of actual property. Close to village leisure centre with pool & gym.

### Lounge

Overlooking Sand Martin Close, a large living room with multiple windows for additional, natural light.

### Kitchen / Diner

A contemporary L-shaped kitchen and matching island. This kitchen is large enough to also be used as a diner. Included is a integrated fridge / freezer, dishwasher, oven, and gas hob. French doors give access to the rear garden.

### Master Bedroom

The larger of the four bedrooms on the first floor. This double bedroom also comes with access to the ensuite shower room. Wardrobes included.

### Bedroom Two

A second double bedroom, overlooking the rear garden. Wardrobes included.

### Bedroom Three

A third double bedroom, also overlooking the rear garden. Wardrobes included.

### Bedroom Four

A fourth double bedroom, currently used as an office. This room includes the desk and unit pictured, with controls to the CCTV system overlooking the front and rear of the property.

### Bathroom

Set on the first floor, a modern three-piece bathroom, including a bath, sink, toilet, and shower above the bath.

### Ensuite

Accessed via the Master Bedroom, a contemporary shower room including a walk-in shower, sink, and toilet.

### Utility

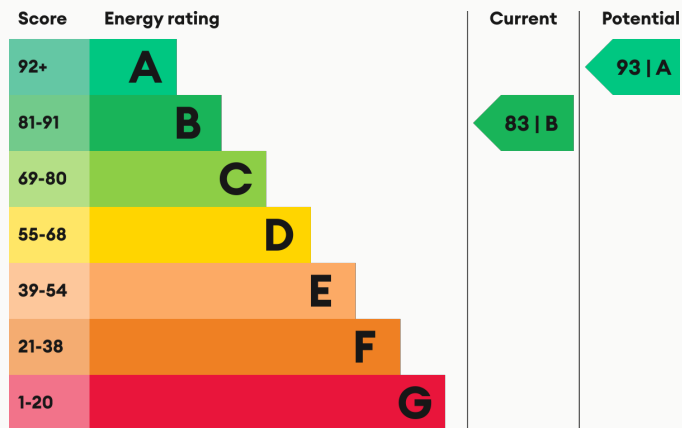
Set beside the kitchen, a practical utility room. This room includes a washing machine and tumble dryer.

### Water Closet

Situated on the ground floor, a water closet including a toilet and sink.

For more information about this property, visit our website [huntleys.net](https://www.huntleys.net).

### Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Kitchen



Kitchen

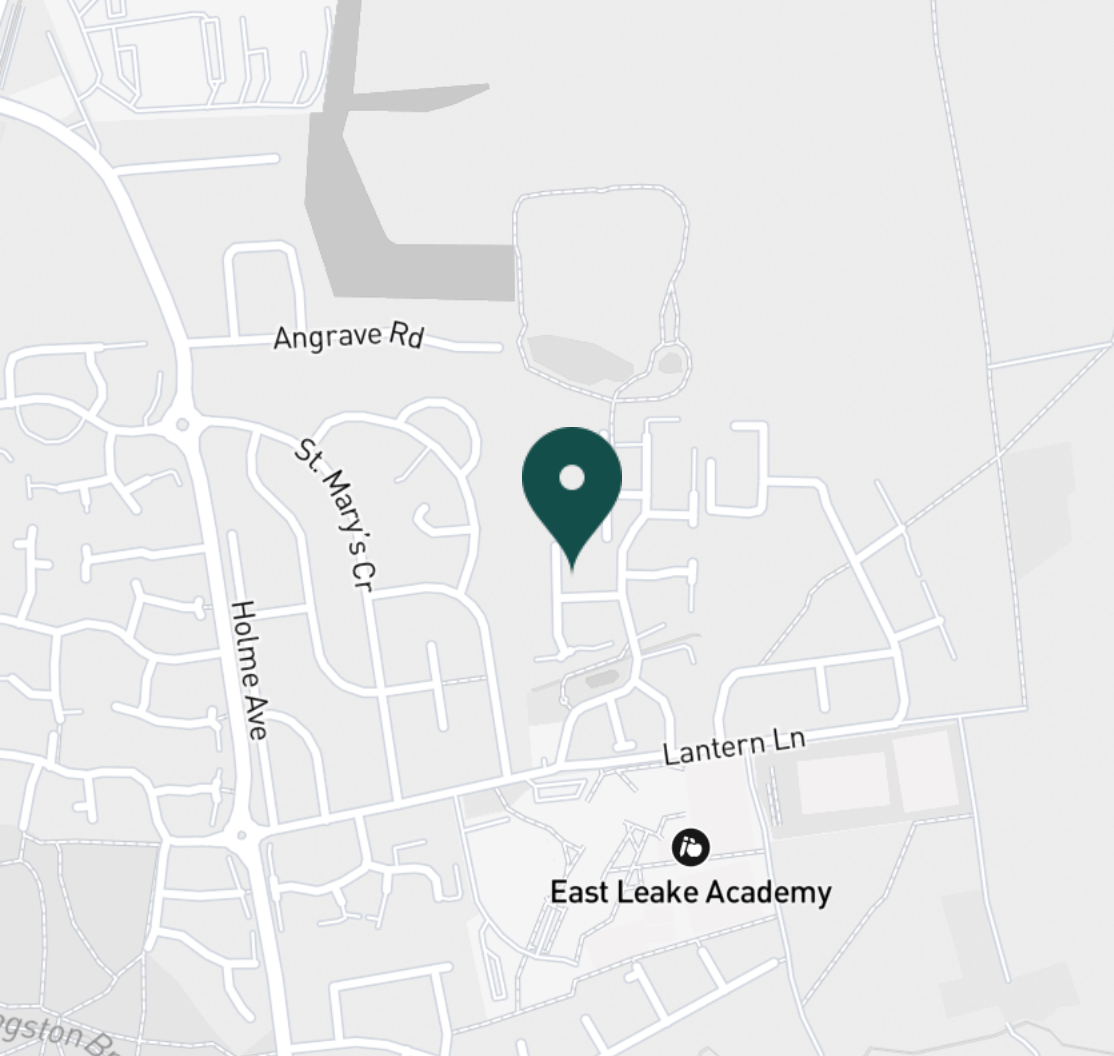


Kitchen



Kitchen / Diner





#### SUPERMARKETS

Co-op Food East Leake	0.8 mi
Aldi Loughborough	5.5 mi
Tesco Superstore Loughborough	5.7 mi
Marks & Spencer	5.8 mi
Lidl Loughborough	5.9 mi

#### GYMS

CrossFit Loughborough	5.2 mi
PureGym Loughborough	5.6 mi
Viking Fitness Centre	5.6 mi
Anytime Fitness Loughborough	5.7 mi
Dynamite Gym Ltd	5.9 mi

#### TRAIN STATIONS

Loughborough	5.3 mi
East Midlands Parkway	7.2 mi
Barrow upon Soar	8.5 mi
Sileby	10.5 mi
Nottingham	11.5 mi

#### NURSERY SCHOOLS

Lantern Lane P and N	0.3 mi
The Honey Bee Day Nursery	0.8 mi
East Leake Day Nursery & PS	1.3 mi
Costock Playgroup	1.8 mi
Babblebrooke Day Nursery	5.6 mi

#### PRIMARY SCHOOLS

Sutton Bonington PS	4.7 mi
Wymeswold CE PS	5.3 mi
Rendell Primary School	5.4 mi
Cobden PS	5.9 mi
St Marys Catholic PS	6.2 mi

#### HIGH SCHOOLS

East Leake Academy	0.5 mi
Limehurst Academy	5.5 mi
RNIB College Loughborough	6.4 mi
Our Lady's Convent Sch	6.4 mi
Loughborough High Sch	6.6 mi

Discover  
*East Leake*



- ✓ Four Double Bedrooms
- ✓ Ensuite
- ✓ Garage
- ✓ Detached
- ✓ Modern Home
- ✓ Contemporary Kitchen







Kitchen / Diner



Kitchen / Diner



Lounge



Lounge



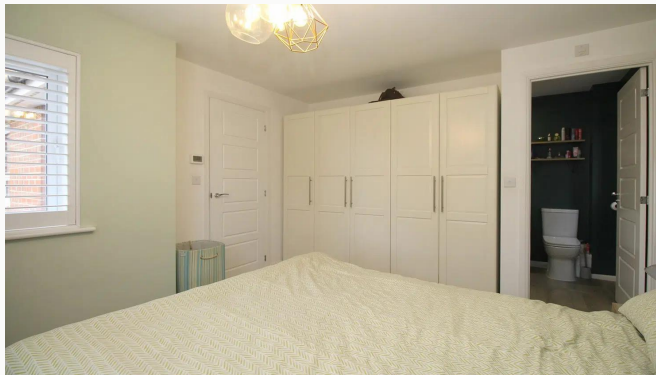
Lounge



Master Bedroom



Master Bedroom



Master Bedroom



Ensuite



Bedroom Two



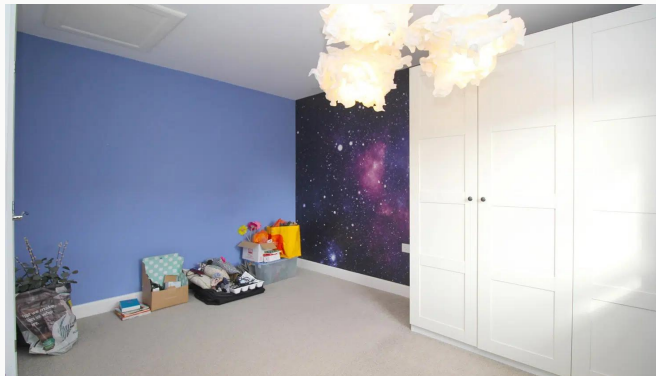
Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Bathroom



Bathroom





Landing



Hallway



Utility



Water Closet



Water Closet



Garden



Garden



Garden

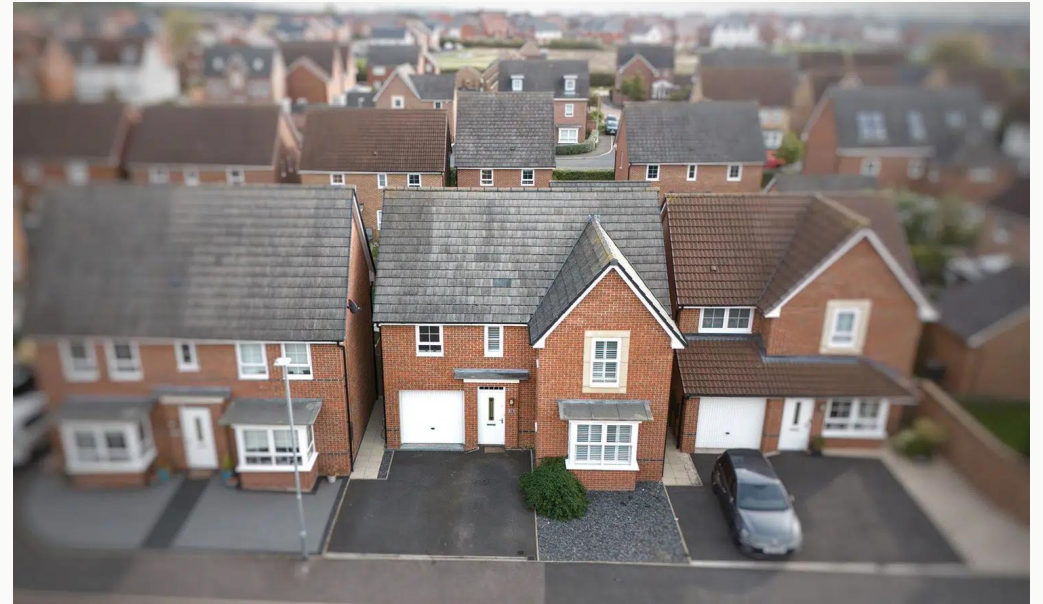


Driveway





Garage



Sand Martin Close



**Available**  
From 03/11/2025

**Comes**  
Unfurnished

**Bedrooms**  
4

**Receptions**  
1

**Bathrooms**  
2

**Parking**  
Garage

**Postcode**  
LE12 6YL

**Rent**  
£1,650 pcm

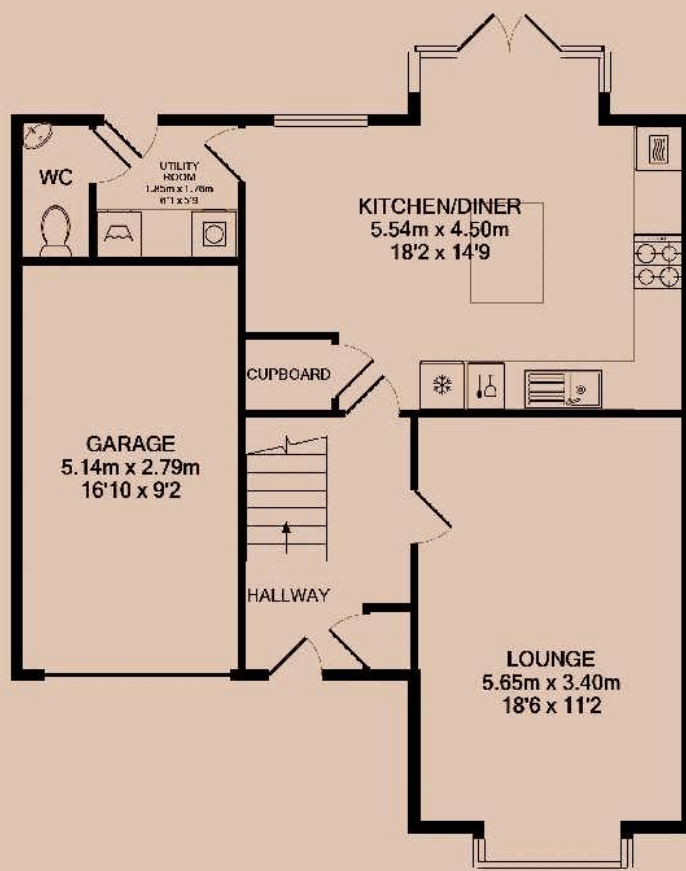
**Deposit**  
£1,900

**EPC**  
83 | B

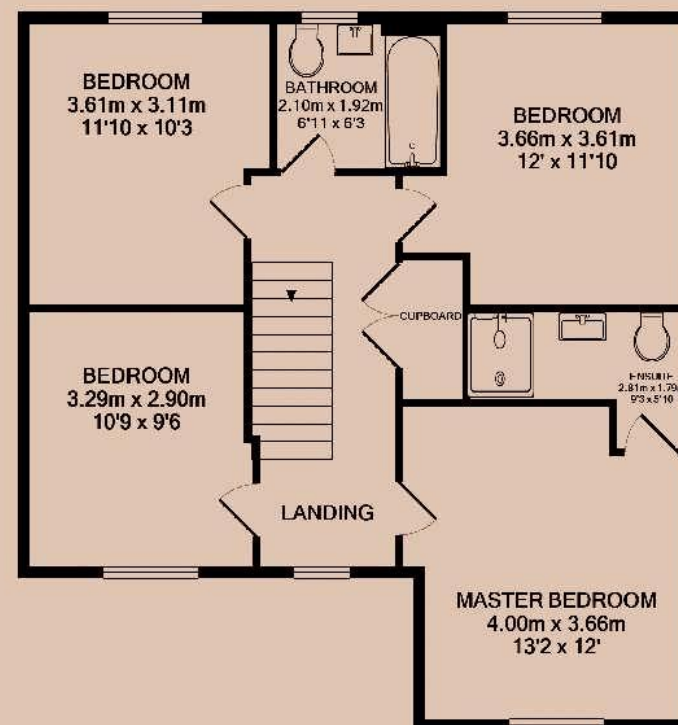
**Council Tax Band**  
E

**ID**  
#17935

**Updated**  
26/11/2025



GROUND FLOOR



1ST FLOOR



# *Have a property like this? Let's work together.*

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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