

Holderr

A Modern Estate Agent



9 Peacock Gardens

East Leake, Loughborough, LE12 6XT

£235,000



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A great opportunity to purchase this spacious three bedroom home set in a tucked away position built by Persimmon Homes. The property is located in a favourable position within this popular development, located in the sought after village East Leake. The village has great transport links to Loughborough, Leicester and Nottingham as well the A50 and M1 motorway and is also within close proximity to East Midlands Airport and East Midlands Parkway railway station. NO UPWARD CHAIN!

Surrounded by charming countryside, East Leake has a range of amenities including local stores, supermarket, leisure centre with swimming pool, post office, a selection of pubs, restaurants and takeaways. There are four schools in the area: Brookside primary school, Lantern Lane primary school, Millside Spencer Academy and East Leake Academy.

Lounge

Upvc double glazed window to the front aspect, radiator, television point.

Kitchen/Diner

Good sized Kitchen Diner fitted with a comprehensive range of modern floor standing and wall mounted units with work surfaces over, plumbing and space for appliances, built in hob, oven and extractor, vinyl flooring, radiator, upvc double glazed window and doors leading out onto the rear garden.

W.C.

Fitted with Wc, wash hand basin, radiator, part tiled walls, tiled floor and extractor fan.

Landing

Spacious landing with access to the loft which has been boarded, bedrooms and bathroom and storage cupboard.

Master Bedroom

Good Sized double room with two upvc double glazed windows to the front aspect, storage cupboard, radiator and neutral décor and en-suite comprising of a walk in shower, low flush w.c and wash hand basin.

Bedroom Two

Good Sized double room with upvc double glazed window to the rear aspect, radiator and neutral décor.

Bedroom Three

A well sized third bedroom with view to rear elevation.

Bathroom

Fitted with a modern suite to include bath, w/c, wash hand basin, radiator, extractor, and window to side aspect.

Outside

The property is set in a tucked away position with two parking spaces to front elevation.. To the rear there is an enclosed garden which has a patio area, lawn space and side gated access.

Tel: 01509 451100

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1. Intending purchasers will be asked to produce identification documentation.

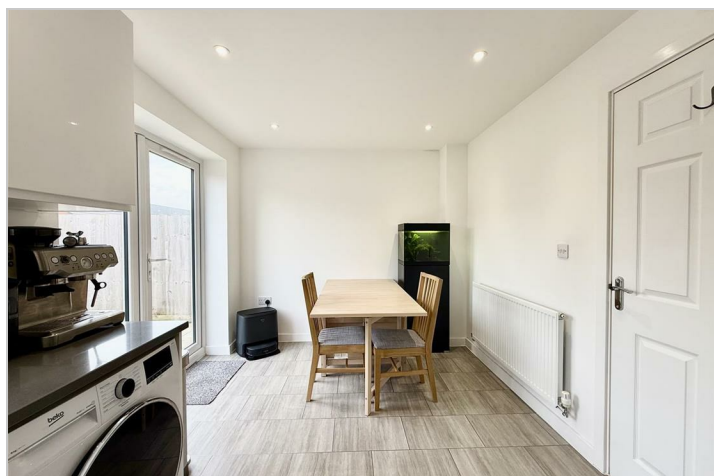
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or

give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Kitchen / Diner
4.69 x 2.66m
15'5" x 8'9"

Lounge
3.72 x 4.36m
12'2" x 14'4"

WC

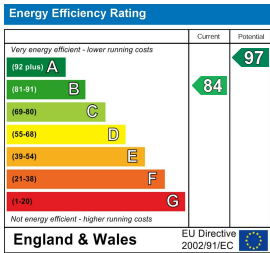
Peacock Gardens, East Leake
Internal Square Footage: 765 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.