

Holdings

A Modern Estate Agent



10 Woodroffe Way

East Leake, Loughborough, LE12 6AL

Offers over £475,000



A great opportunity to acquire this immaculately presented detached family home located in the highly sought-after village of East Leake. Situated conveniently close to the village centre and the Country Park, this property offers a desirable location with a range of amenities nearby.



As you step inside, you will be greeted by spacious entrance hallway allowing access onto well-designed living spaces, providing ample room for comfortable family living.

The low-maintenance west-facing rear gardens are perfect for those who appreciate outdoor relaxation and entertaining. Additionally, a double width driveway leads to a detached double garage, providing ample parking space for multiple vehicles.

East Leake village offers a comprehensive range of amenities, including a doctors' surgery, a variety of eateries and shops, excellent schooling options, a golf course, and superb commuter networks. With easy access to Loughborough, Nottingham, and Leicester, commuting to these major cities is convenient. Bus routes to Nottingham and Loughborough are also available, further enhancing the accessibility of the location.

The property boasts a net floor area of approximately 1,642 square feet, excluding the detached double garage. Upon entering, you will find an inviting entrance hall that sets the tone for the rest of the home. The sitting room, dining room, and office provide versatile spaces for relaxation, formal dining, and work spaces. The Lounge boasts a newly fitted media wall creating a stunning focal point to this room, dual aspect windows and panelling to the walls.

The large kitchen/breakfast room seamlessly connects to a garden room with a vaulted ceiling, creating a bright and airy atmosphere. Additionally, there is a utility room and a convenient w.c. on the ground floor.

Upstairs, a light-filled landing leads to four double bedrooms and a family bathroom. Two of the bedrooms feature en-suite facilities, providing added convenience and privacy. The main bedroom also benefits from a dressing room, offering ample storage space. Bedrooms two and three are equipped with fitted wardrobes, maximizing storage options.

Externally, the property is set back from the road and features estate railing and low-maintenance front gardens, adding to its curb appeal and is set on a private driveway. A double width driveway is located on the right-hand side, providing ample parking space. The west-facing rear gardens are thoughtfully designed, featuring a large sandstone and decked entertaining space, raised borders with mature shrubbery and trees, and a central Astro turf lawn.

In summary, this immaculate family home in East Leake offers spacious living areas, low-maintenance gardens, and a convenient location with excellent amenities and commuter links. With its desirable features, this property presents a fantastic opportunity for those seeking a comfortable and stylish family home.

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Area Map



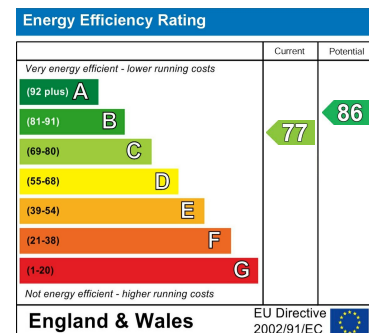
Floor Plans

Ground Floor:

Woodroffe Way, East Leake
Internal square footage: 1642 sq.ft.

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Energy Efficiency Graph



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