

Holdings

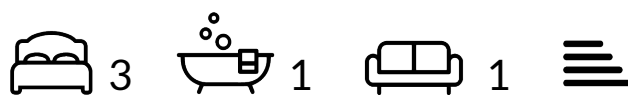
A Modern Estate Agent



30 Roulstone Crescent

East Leake, Loughborough, LE12 6JL

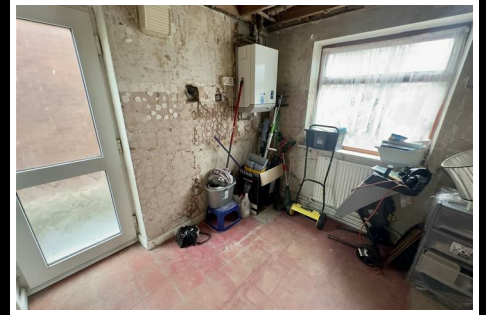
Guide price £250,000



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This generous and well loved detached family home offers a great purchase and is for sale with no chain and occupies this well regarded and established horseshoe shaped cul-de-sac just a short stroll from local countryside walks over the Gotham Hills and major bus route round the corner serving Nottingham and Loughborough. CASH BUYERS ONLY due to no fitted kitchen.

In brief the accommodation may be described as: Entrance porch, Hallway, Cloakroom with W.C, open Lounge / Dining Room, adjoining Kitchen. Landing, two double Bedrooms, third Bedroom measuring 9'1" x 8'1" and bathroom. Driveway providing car standing, garage/store and private rear garden.

The property occupies a secluded position towards the outskirts of this highly regarded and much favoured commuter village some five miles north of Loughborough which provides comprehensive day to day amenities including Parish Church, Medical practice and Sports Centre, all grades of schooling, a variety of local shops, Cooperative Food store and a number of traditional public houses and take away outlets.

In addition there are excellent commuter routes to Nottingham, Derby and Leicester and further road links to the M1 Motorway at junction 24 and East Midlands Airport at Castle Donington.



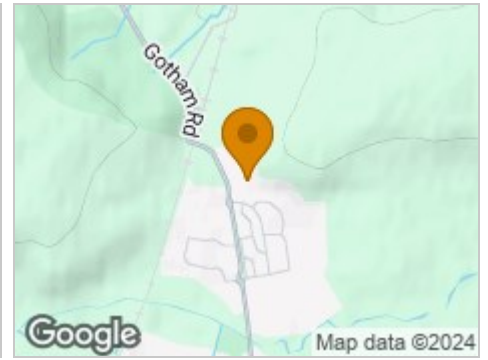
Road Map



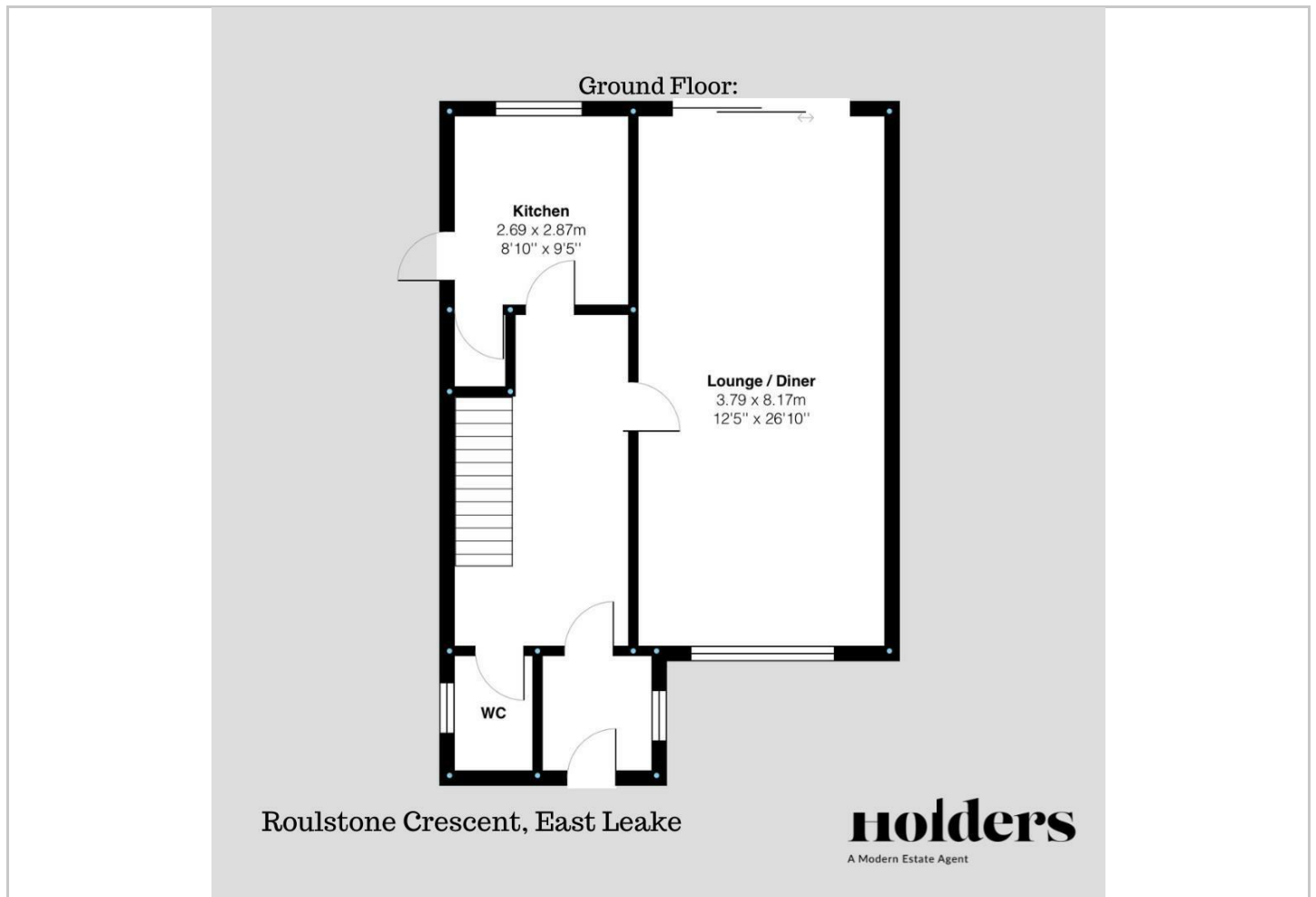
Hybrid Map



Terrain Map



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.