

## FOR SALE

**Sweet Leys Drive  
East Leake, Loughborough  
LE12 6QX**



**ASKING PRICE: £160,000**

- A Modern & Recently Renovated Semi Detached House **CASH BUYERS ONLY**
- Located Within The Village of East Leake
- Near To An Array of Amenities
- Ideal For Families
- AI Controlled Integrated Appliances
- Entrance Hall, Spacious Lounge & Newly Fitted Kitchen
- 3 Bedrooms & Family Bathroom
- Landscaped Front & Rear Gardens
- Alarm System & CCTV
- Offered With No Chain



## Location

This property is located on Sweet Leys Drive, which is off Elm Avenue and Holme Avenue, within East Leake. The property is situated within close proximity to an array of local amenities and facilities including convenience stores such as Co-op Food, restaurants and eateries such as The Bulls Head, Nags Head and Bryers Coffee Shop, East Leake Leisure Centre and much more.

## Description

A stylish and well presented, recently renovated, semi detached house which is perfect for modern family living. The accommodation briefly comprises; entrance hall, a spacious lounge featuring a fireplace, newly fitted kitchen complete with AI controlled integrated appliances all benefiting from a 10-year guarantees and a breakfast bar, three generously sized bedrooms and a modern family bathroom.

Externally, the property benefits from attractive landscaped gardens to both the front and rear, offering outdoor space for families to enjoy. To the front of the property, car standing for 1 – 2 vehicles. The rear garden benefits from a rear porch, a recently renovated brick-built outhouse with light and power and, new decking.

In addition to this, the property has been fitted with a burglar alarm, CCTV monitor with phone-controlled notifications providing images and sound.

## Accommodation

All measurements are approximate:

### Entrance Hall - 11' 3" x 6' 2" (3.43m x 1.88m)

Double glazed door to front, stairs to first floor, radiator, power points, pendant light fitting.

### Lounge - 11' 2" x 13' 4" (3.40m x 4.06m)

Double glazed window to front, gas fireplace, radiators, power points, pendant light fitting.

### Kitchen - 8' 5" x 19' 7" (2.56m x 5.96m)

Double glazed windows to rear and side, double glazed door to rear, wall mounted units, base units and drawers set beneath quartz worktops, ceramic sink with mixer tap, four burner induction hob with extractor fan over, integrated double oven, integrated dishwasher, washing machine, new combi boiler, quartz splashback surrounds, tile splashback surrounds, breakfast bar overlooking rear garden, power points, pendant light fitting.

## Lobby

Access to rear garden.

### Bedroom One - 8' 8" x 13' 1" (2.64m x 3.98m)

Double glazed window to rear, radiator, power points, pendant light fitting.

### Bedroom Two - 11' 1" x 11' 7" (3.38m x 3.53m)

Double glazed window to front, radiator, power points, pendant light fitting.

### Bedroom Three - 7' 9" x 8' 1" (2.36m x 2.46m)

Double glazed window to front, radiator, power points, pendant light fitting.

### Bathroom - 4' 9" x 7' 7" (1.45m x 2.31m)

Double glazed window to rear, panelled bath with mixer tap, shower over and shower screen, wash hand basin with mixer tap and cabinet beneath, low level WC, wall mounted cabinet, pendant light fitting.

## Outside

Front garden with parking for 1 - 2 vehicles. A landscaped rear garden laid to lawn, new decking to the side of the property and a recently renovated brick-built outhouse with light and power.

## Tenure

Freehold.

## EPC

Band D.

## Council Tax

The property falls within Band A.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Rushcliffe Borough Council.

## Kal Sangra, Shonki Brothers Ltd

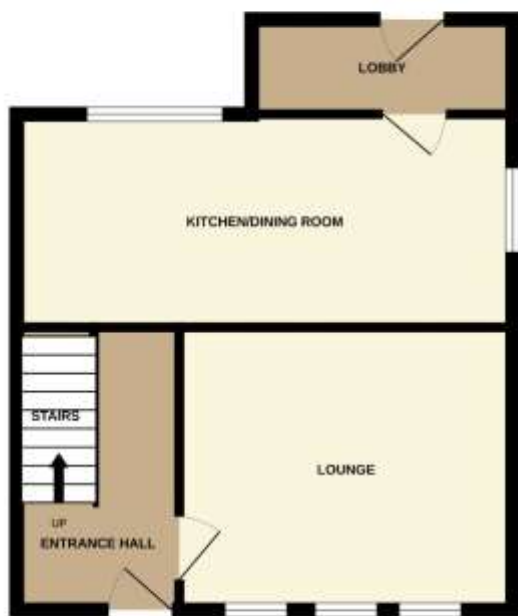
85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB  
REGISTERED NUMBER: 5393795  
VAT NUMBER: 856 0294 16

