



**Badger Close, East Leake**

**welcome to**

## **Badger Close, East Leake**

**\*\*FOR SALE\*\*** this immaculately presented three-bedroom semi-detached home occupying a pleasant position on this modern development in the popular village of East Leake. Property benefits from numerous upgrades from when the present owner purchased the property. Call now for a viewing 01509 214686!

### **Entrance**

Entrance is via a composite front door and entrance hallway which has laminate flooring, a radiator, meter cupboard and doors off to all ground floor rooms.

### **Cloakroom/Wc**

Ground floor cloakroom has white modern suite comprising of low level wc, corner pedestal wash hand basin with tiled splashbacks, a radiator and a upvc double glazed window to the front.

### **Lounge**

14' 4" x 12' maximum ( 4.37m x 3.66m maximum )  
Lounge has carpeted flooring, a useful under stairs store cupboard, television aerial point, upvc double glazed window to the front a radiator and a door to the kitchen.

### **Dining Kitchen**

15' 3" x 8' 9" ( 4.65m x 2.67m )  
Dining kitchen is beautifully appointed, has wood laminate flooring and is fitted with a comprehensive range of base and wall mounted units, soft close doors and drawers, with quartz worktop, integrated appliances including fridge freezer, dishwasher and washing machine, with down lighters. There is a gas hob with overhead extractor and electric oven, inset ceiling spotlights, ample space for a dining table and chairs, upvc double glazed window to the rear and French doors that open onto the rear garden.

### **First Floor Landing**

First floor landing has stairs rising from the ground floor, an airing cupboard, doors off to all first-floor rooms, access to the loft which is accessible via a pull-down ladder, the loft is fully boarded with shelving for storage.

### **Bedroom One**

12' maximum x 9' 5" ( 3.66m maximum x 2.87m )  
Bedroom one has useful built in storage with hanging rail, upvc double glazed window to the front, radiator and a door to the ensuite.

### **Ensuite**

Ensuite is partially tiled, has a modern suite comprising of corner shower cubicle with shower over on mixer tap, low level wc, pedestal wash hand basin, extractor fan, heated towel rail, built in cabinet and a upvc double glazed window to the front.

### **Bedroom Two**

9' 2" x 7' 7" ( 2.79m x 2.31m )  
Bedroom two has a upvc double glazed window to the rear and a radiator.

### **Bedroom Three**

5' 9" x 7' 6" ( 1.75m x 2.29m )  
Bedroom three has a upvc double glazed window to the rear and a radiator.



## Main Bathroom

Main bathroom has ceramic tiled flooring, partially tiled, three-piece suite comprising of panelled bath, low level wc, pedestal wash hand basin, an extractor fan, heated towel rail, a upvc double glazed window to the rear.

## Outside

To the front of the property there is a tarmacked driveway providing offroad parking, side gated access to the rear garden. The rear garden has been beautifully landscaped to provide easy maintenance outdoor living space. The garden is tiered, has numerous different seating areas, has been paved with retaining timber sleepers and inset gravel borders with three outside power points, a timber garden shed, fenced and enclosed to boundaries.



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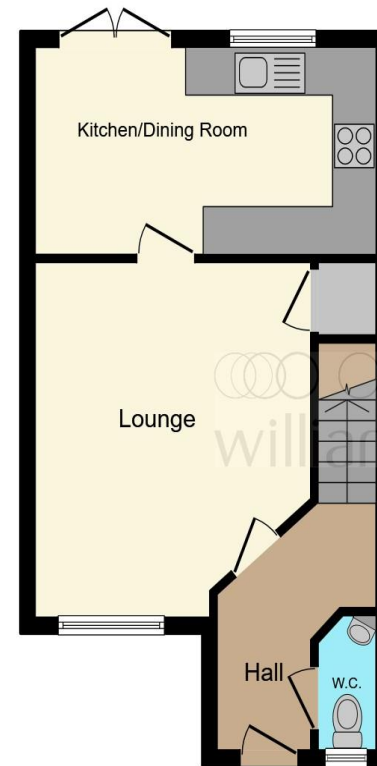
## Badger Close, East Leake LOUGHBOROUGH

- Semi Detached
- Three Well Proportioned Bedrooms
- Has had numerous upgrades
- Has remaining NHBC Warranty
- Ensuite Shower Room

Tenure: Freehold EPC Rating: B

offers over

**£260,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH114764 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



[williamhbrown.co.uk](http://williamhbrown.co.uk)