

Stonebridge Drive

East Leake, Loughborough, LE12 6JP

John German





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£299,995

Lovely refurbished semi detached home with a modern white stylish interior, refitted open plan kitchen diner, lounge with media wall and conservatory leading off, three bedrooms, refitted luxury shower room and long southerly facing rear garden overlooking countryside.



East Leake is a highly desirable village, offering schools, shops and eateries as well as transport links with East Midlands Airport, Nottingham, Loughborough and the M1 within easy reach.

The property has been fully refurbished including a new condenser boiler fitted in 2022, new doors, flooring, lighting and deck along with the refitted kitchen and shower room. Located on a cul de sac close to a school, the property stands back from the road behind a stone chipped driveway providing off road parking for several cars. The entrance door opens to reveal a welcoming reception hallway with entrance lobby area and staircase leading to the first floor.

Immediately to your right is a very well presented, refitted modern high gloss white kitchen with base and wall mounted cabinets wrapping around three sides and complimentary timber effect countertop above with inset sink and mixer tap. There is space for a cooker and in the room, ample space for a family dining table.

Return to the hallway and you access the rear lounge which has a tall picture window overlooking the garden and a feature media wall with a recess for a TV etc. Double French doors lead off this lounge into a large conservatory which has laminate flooring underfoot and uPVC double glazed windows overlooking the garden and decking.

Return to the hallway and climb the stairs to the first floor and here you will find there are three bedrooms alongside a refitted luxury shower room which has a concealed cistern WC with vanity wash hand basin to the side, ladder style towel radiator and a feature walk in frameless shower area with shower panel boarding and a contemporary multi jet shower.

Outside to the rear of the property, as previously mentioned, there is a timber decked patio area, perfect for BBQ's and is mainly laid to lawn. The garden enjoys great privacy and is above average size. It benefits from facing in a southerly direction with views to the trees and countryside beyond. There is a side brick workshop, a versatile space suitable for many uses and having door to front and rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

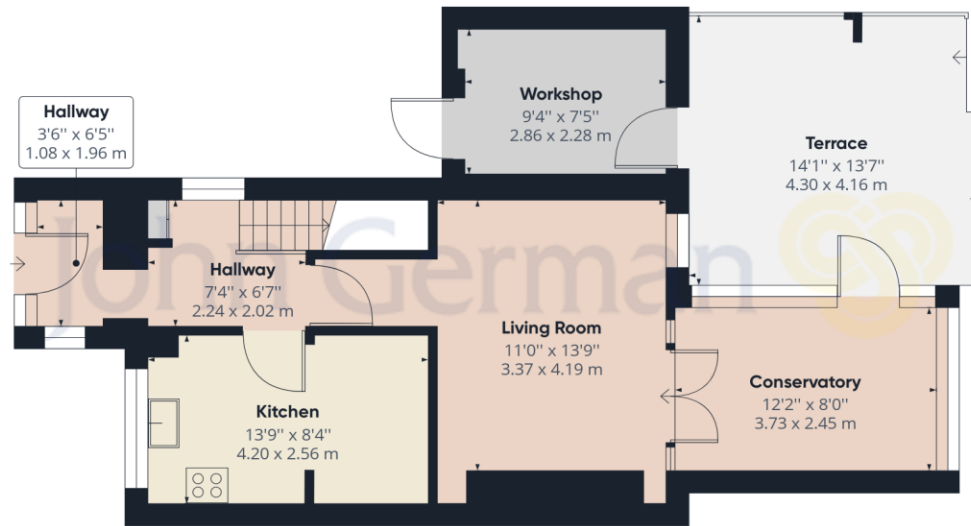
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.rushcliffe.gov.uk

Our Ref: JGA/19092023

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band C





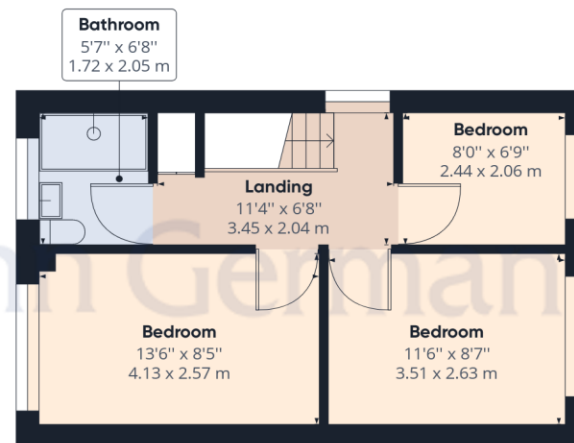


Ground Floor

Approximate total area⁽¹⁾

953.32 ft²

88.57 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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