

# Angrave Road

East Leake, Loughborough, LE12 6JA

John German










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Guide Price £399,999

A large, green, grassy garden with a wooden fence, a weeping willow tree, and a small orange playhouse. The garden is situated at the end of a cul-de-sac, with a dense line of trees in the background. A small orange playhouse with a grey roof and a window is positioned in the middle of the lawn. To the right, there is a wooden trellis structure with a climbing plant. The overall scene is bright and sunny, with a clear blue sky.

**Positioned at the end of this popular cul de sac towards the outskirts of the village, this sizeable family home benefits from three reception rooms, en suite to the main bedroom, and a generous garden offering views over the village.**



Positioned towards the outskirts of this highly desirable Nottinghamshire village that has a range of schools, local shops, leisure facilities and eateries, this detached family home is also well suited for commuters, with the village offering road links to Nottingham, Derby and Leicester – with East Midlands airport less than 10 miles away.

The property is situated at the end of the cul de sac, set back from the road beyond a block paved driveway providing parking, with the integral garage having an electric up and over door.

The adjacent front garden is landscaped to provide a low maintenance and attract space, with steps leading up to the front door.

Upon entering, the hallway has tiled flooring running through, stairs rising to the first floor and doors opening to the lounge and breakfast kitchen.

The lounge enjoys a large double glazed window to the front aspect, with spotlights to the ceiling and a log burning stove. A partial partition wall separates this space from the dining area, which has patio doors to the side patio and glazed double doors through to another reception room at the rear – currently utilised as a play room - and with a double glazed window to both the side and rear.

The stylish kitchen provides a range of storage units and complementary worksurfaces, integrated appliances including a microwave, double oven, five ring gas hob and overhead extractor, fridge, freezer, dishwasher, and an inset Belfast sink beneath the window that looks out to the rear.

To the other side of the room, there is a breakfast bar, which also provides additional storage.

The rear porch links the kitchen and play room, providing a utility room with space and plumbing for a washing machine and tumble dryer. A door opens to the rear garden and also to the downstairs cloakroom, with a WC and hand wash basin.

To the first floor, the landing features a large double glazed window offering fantastic views out over the village – giving a lovely space to sit and enjoy a book or a coffee!

From here, doors open to the four bedrooms and family bathroom. All of the bedrooms are well proportioned and give potential to accommodate double beds.

Bedroom one is to the rear of the property having integrated storage and its own en suite shower room, with an enclosed shower cubicle, low level wc and hand wash basin.

Bedroom four has most recently been used as a study, offering a dedicated home working space if required.

With bedrooms two and four being to the front aspect, they enjoy the same fantastic views as offered from the landing window.

Servicing the bedrooms, the tiled family bathroom comprises of a panelled bath with shower over, hand wash basin and low level WC.

Externally, the landscaped rear garden has a patio area to both the side and rear, with steps leading up to the sizeable lawn, a variety of plants and shrubs as well as enjoying a private wooded aspect to the rear, an idyllic place to sit and enjoy the evening sun.

**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](http://www.gov.uk/government/organisations/environment-agency)

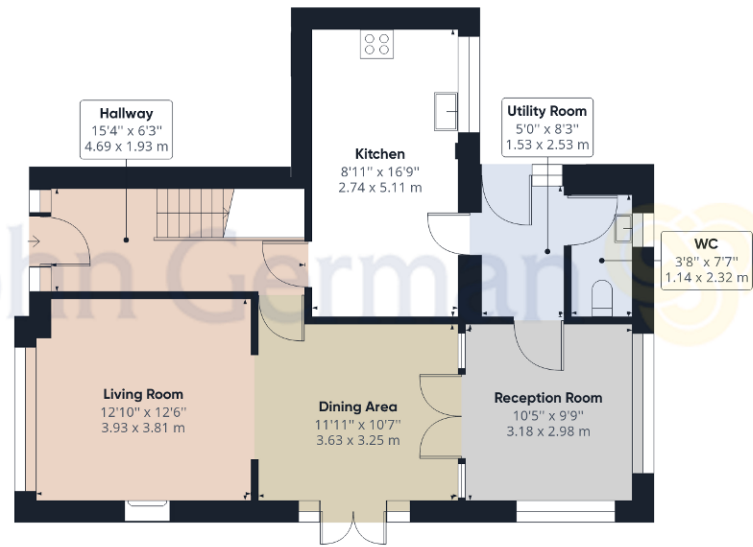
**Our Ref:** JGA/18092023

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band E

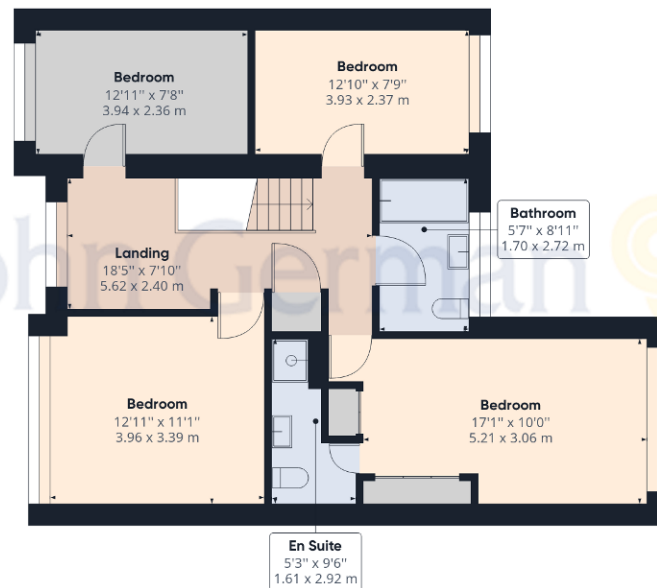








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1359.00 ft<sup>2</sup>

126.26 m<sup>2</sup>

(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	63 D	
39-54	E		
21-38	F		
1-20	G		



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