

Cornflower Way

East Leake, Loughborough, LE12 6TG

John 
German





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Guide Price £480,000

Enjoying a fantastic position on this modern and well regarded development, this spacious family home is conveniently placed for the village's amenities.



Situated in the highly desirable Nottinghamshire village of East Leake, this detached family home is presented to a fantastic standard, enjoying a choice plot adjacent to the developments open green space.

Having a tarmac driveway as well as a detached single garage, the front door opens to the spacious hallway with stairs rising to the first floor and doors lead to the downstairs rooms.

The property boasts two reception rooms, the first of which being a spacious lounge enjoying a dual aspect including a double glazed bay window to the front aspect and patio doors to the rear.

The second reception room is currently utilised as a dining room, again having dual aspect with windows looking out to the front and side aspects.

To the rear, the open plan breakfast kitchen and living space is an excellent size. A family friendly space, the dining area currently hosts a sofa – but could fit a dining table if preferred. The kitchen offers a range of both wall and base level storage, with work surface over. Being very well equipped integrated appliances include an AEG oven, gas hob and overhead extractor, wine fridge, fridge/freezer, dishwasher and a one and a half bowl sink and drainer unit.

The utility room offers further storage space with undercounter appliance space for a washing machine and tumble dryer.

Completing the ground floor, the cloakroom has a low level WC and pedestal hand wash basin.

Upstairs, the landing is spacious having doors off to the four bedrooms and family bathroom. Bedroom one is an excellent double, with dual aspect double glazed windows, a dressing area with integrated storage and its own en suite comprising a white suite with enclosed shower cubicle, low level WC, pedestal hand wash basin and heated towel rail.

Bedrooms two and three are also both doubles, having integrated storage. The fourth bedroom is a very good single – currently having a single bed and space for a desk providing an area for home working.

The family bathroom features a four piece suite, with a Kelda air powered shower, panelled bath, pedestal hand wash basin and low level WC.

Externally, the rear garden has walled boundaries, with a patio area providing an ideal space for outdoor seating. With the remainder of the garden being laid to lawn, there is space to the rear of the garage for a shed, and gated access out to the driveway.

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/25042023

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







Ground Floor

Approximate total area⁽¹⁾
 1510.28 ft²
 140.31 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.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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