

Stonebridge Drive

East Leake, Loughborough, LE12 6JW



This spacious three bedroom detached property is ready for its new owner to come and put their stamp on. Ideally located close to local schools, East Leake High Street and has great public transport. The scope to improve and extend this property is huge and could be the ultimate family home.

£260,000

John German 

The property is set on a spacious plot with plenty of room to extend (subject to planning permission). It also features a large driveway for multiple cars, leading to the rear garden which is mainly laid to lawn.

As you enter the property, the open plan living/dining room is located on the right hand side of the home. This spacious room flows into the conservatory at the rear which overlooks the rear garden.

The generous kitchen also has access to the rear garden, this room has huge potential to be renovated into an amazing space to cook and entertain.

The first floor consists of three bedrooms and the family bathroom.

All three bedrooms are a generous size with bedrooms two and three being ideal for guest/children's rooms.

The family bathroom consists of a bath with an overhead shower and wash basin. The separate WC is located next to it.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

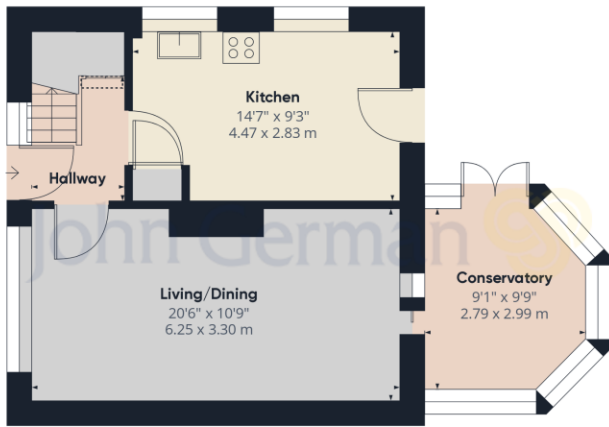
Local Authority/Tax Band: Rushdiffe Borough Council / Tax Band C

Useful Websites: www.rushdiffe.gov.uk

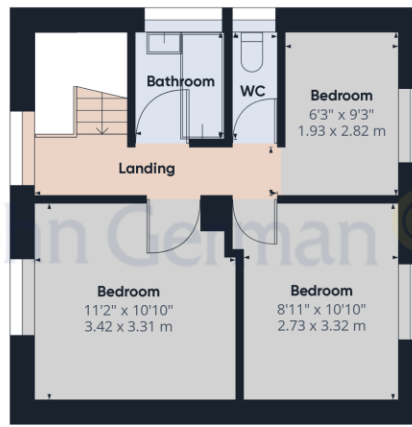
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16042024

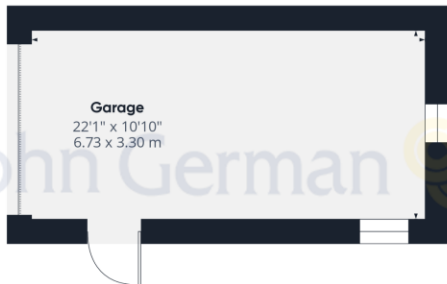
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1125.9 ft²
104.6 m²

Reduced headroom

1.99 ft²
0.18 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Agents' Notes

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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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