

# Bumblebee Close

East Leake, Loughborough, LE12 6XW

John   
German









# Bumblebee Close

East Leake, Loughborough, LE12 6XW

Guide Price £365,000

A modern and beautifully presented property, enjoying a fantastic position with an open aspect to the front, in this highly popular village.





Enjoying an excellent location on this modern and attractive development, providing easy access to the amenities of East Leake which 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.

With an open front aspect, the property has a driveway offering off-road parking to the front with the integral garage having up and over door. The front door has a storm porch overhead and opens to the main hallway where stairs rise to the first floor and a door gives access through to the lounge.

With a double glazed window to the front aspect overlooking the trees to the front, the lounge is a bright and inviting reception space with part glazed double doors opening through to the stylish kitchen diner. Having both wall and base level units with granite worksurfaces over, the kitchen has integrated appliances, including an oven, gas hob overhead extractor, dishwasher and a 1 1/2 bowl stainless steel sink and drainer unit. Natural light floods in from the rear with a double glazed window as well as patio doors in the dining area opening out the rear garden.

There is a useful under stairs storage cupboard with door through to the utility/rear lobby, continuing through to the downstairs cloakroom, featuring a WC and hand wash basin.

The first floor spacious landing has doors off to the four bedrooms and family bathroom. Bedroom one is generously proportioned with integrated storage and a double glazed window again overlooking the trees to the front aspect. This bedroom also benefits from its own ensuite shower room, which is part tiled and comprises of an enclosed shower cubicle, low-level WC pedestal hand, wash basin and central heating radiator.

Bedrooms two and three are also doubles with the fourth offering a very good size single - currently utilised as a study which provides a dedicated space for homeworking.

These are serviced by the family bathroom with full tiling to the walls and a panelled bath with shower over, low-level dual flush WC, pedestal wash basin, and heated towel radiator.

Externally, the landscaped rear garden features of generously sized patio with raised beds, planters and steps up to the low maintenance artificial lawn with hardstanding for a shed. Gated side access leads round to the driveway.

**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:**

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:** Rushcliffe Borough Council / Tax Band D

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

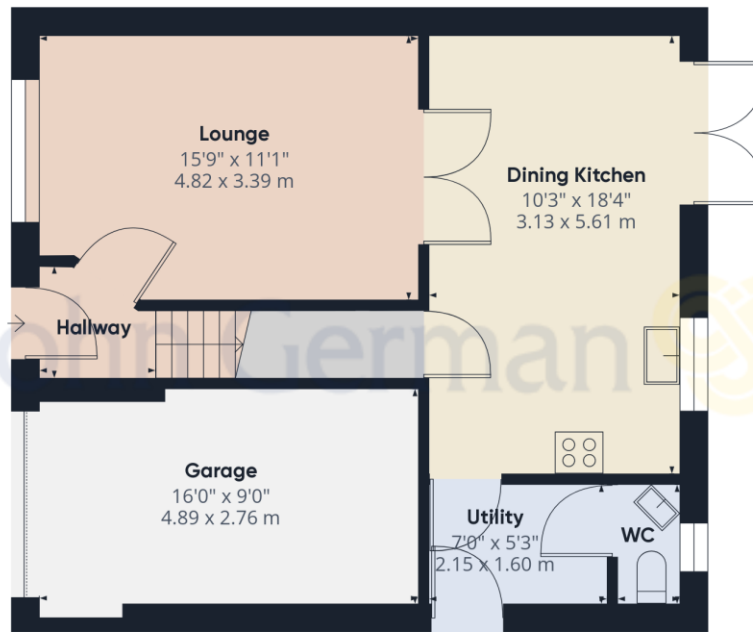
**Our Ref:** JGA/30042024

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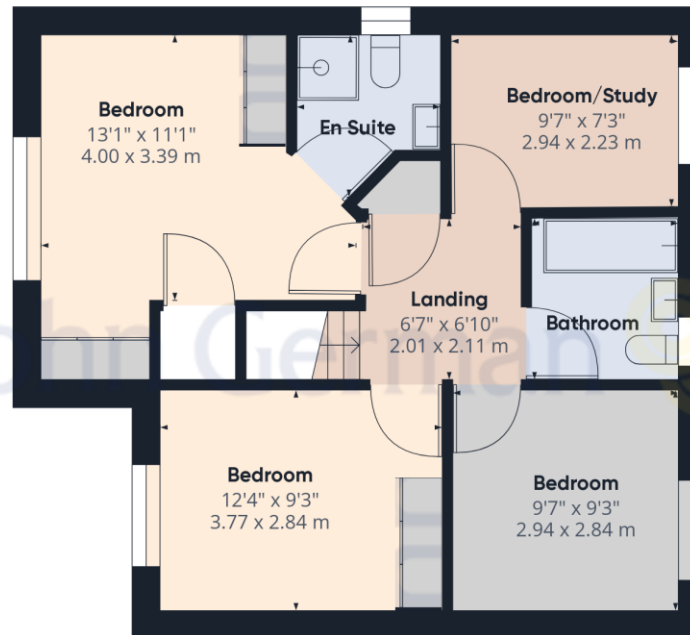








Ground Floor



Floor 1

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

1197.42 ft<sup>2</sup>

111.24 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

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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