

# Meeting House Close

East Leake, Loughborough, LE12 6HY

John   
German









# Meeting House Close

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£430,000

This exceptionally well presented four bedroom detached property is full of features including a large garage, secure rear garden, spacious bedrooms and quality fixtures throughout. The property is ideally located close to East Leake town centre, local schools and shops.



On a corner plot, the entrance hall is just off the small well established front garden and has a cloaks/WC and storage cupboard. This double fronted property has a spacious lounge to the right with three windows which allows for great natural light, it also benefits from neutral décor and carpets.

To the left hand side there is a spacious open plan kitchen/dining/living room with sliding doors to the rear garden. Integrated into the units is a double oven, gas hob, extractor, fridge/freezer and dishwasher. The wall and base units have complimentary tiling and Silestone work surfaces which provide a contemporary, quality feel. There is plenty of room for a dining table and soft seating, and the whole area feels light and airy. Just off the kitchen is a utility room with sink, washing machine and tumble dryer.

To the first floor are four bedrooms, three are double bedrooms which all have wardrobes plus a further single bedroom. All bedrooms are tastefully decorated and have good quality carpets.

The stunning master bedroom has views across countryside and the benefit of a stylish shower room with double shower cubicle, WC and wash basin.

The family bathroom is of superb quality and consists of a WC, wash basin and bath with overhead shower.

Externally there is an enclosed garden with lawn, borders and patio plus outside storage. The gate leads through to the driveway where a single garage can also be found.

The property benefits from gas central heating and double glazing.

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre - 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 E

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

[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

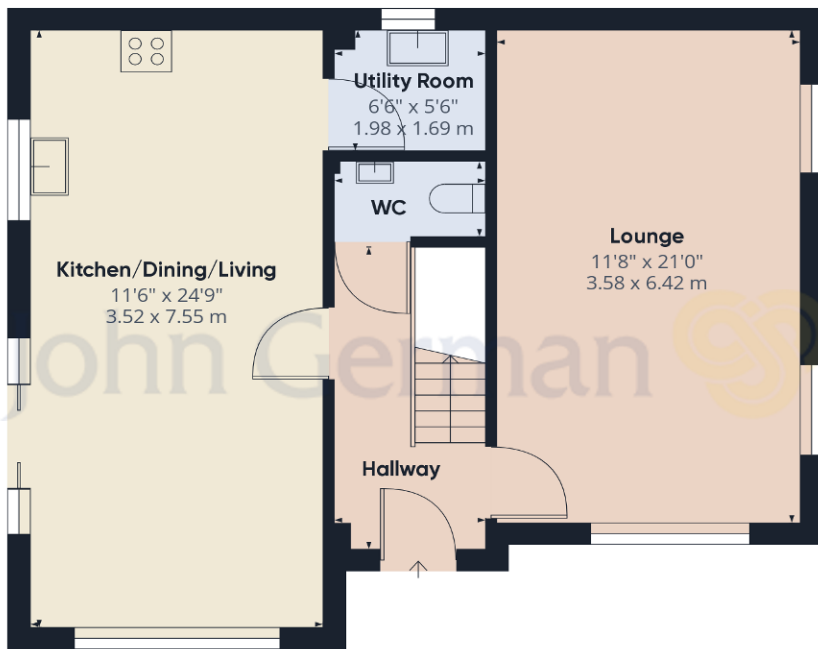
**Our Ref:** JGA/24042024

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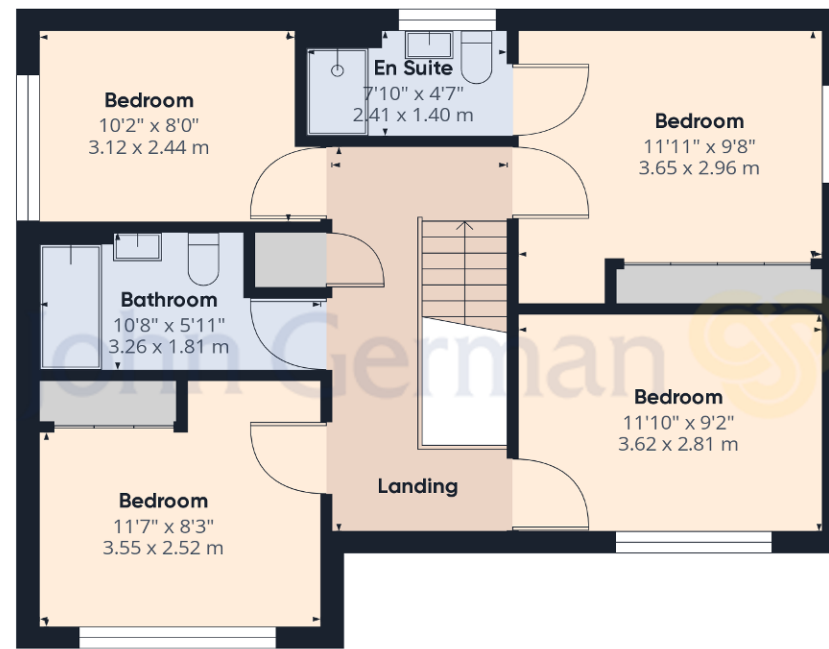




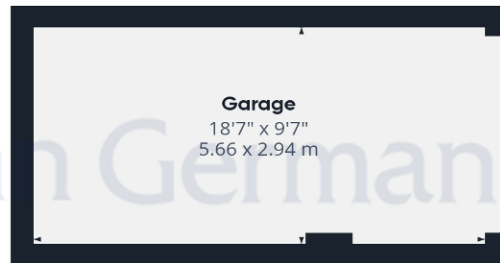




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 1510.74 ft<sup>2</sup>  
 140.35 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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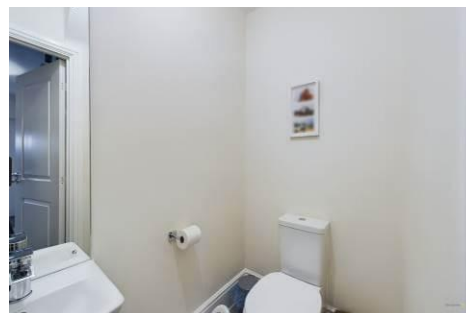
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

75 Main Street, East Leake, Loughborough, Leicestershire, LE12 6PS

01509 856006

eastleake@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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