

# Redgate Place

East Leake, Loughborough, LE12 6AA

John   
German



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£260,000

**A stunning semi-detached home is in IMMACULATE ORDER THROUGHOUT that has been EXTENDED to create a fabulous sitting room with atrium, 2 spacious double bedrooms, contemporary shower room, landscaped patio garden and allocated parking.**

This attractive modern semi-detached home has a blocked paved frontage and a decorative slate area with planting along with allocated parking to the side for two cars. The entrance hall has stylish Amtico flooring and opens into the superb open plan feel living space.

To the left is the beautifully fitted kitchen which has a built in dishwasher, oven and induction hob with extractor over, stainless steel sink and drainer set beneath the front window and a further window to the side. An archway leads to the generously proportioned dining space with ceiling spotlights and a further archway gives open access into the extended sitting room with stunning ceiling atrium and French doors opening out to the landscaped patio garden.

Stairs rise off the hall to the first floor landing where there are two double bedrooms and a beautifully appointed shower room. The master bedroom is a generous size with dressing space and two front facing windows with French style shutters. The second bedroom is also a good size and has mirror fronted sliding wardrobes and a window overlooking the rear garden.

The contemporary fitted shower room has stylish tiling to the walls and is fitted with a hand wash basin with vanity unit, low level WC, heated towel rail, illuminated mirror and a substantial walk in chrome and glass shower enclosure with drench shower over.

The allocated parking to the side leads to a wooden gate which gives access into the rear garden which is mainly laid with York paved slabs with a raised seating area and a wooden shed.

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)

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

Our Ref: JGA/15022023

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







## Agents' Notes

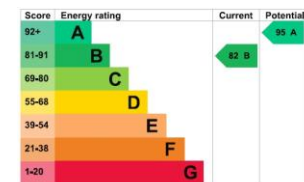
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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