

Cowslip Close

East Leake, Loughborough, LE12 6TN

John 
German





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Offers over £425,000

A fabulous family village home on a sought-after development boasting four double bedrooms, two bathrooms, bay windowed lounge and a feature open plan living and dining kitchen at the heart of the home. It also has the remainder of the NHBC warranty.



Step inside the property and you will find a central hallway with stairs leading off and a guest's cloakroom with useful cupboard set within.

On your right you will find a spacious lounge with a walk-in bay window and further storage via the under stairs cupboard.

Next we approach the real wow factor of the property - the open plan living and dining kitchen providing a central hub for the home having a box bay window with French doors and picture windows overlooking and accessing the garden. There is plenty of room for not only a family dining table but also informal seating area and family sofa. The kitchen is fitted with an extensive range of base and eye level cabinets with contrasting counter tops with fitted appliances to include oven, hob, extractor, fridge and dishwasher. Complementing the kitchen is the adjacent utility room with further base and wall mounted cabinets and a door to the rear patio.

Return to the hallway and a winding staircase leads to the galleried landing which in turn leads to four double bedrooms, the master bedroom has dual aspect windows, fitted wardrobes and its own private en suite shower room with ladder towel radiator, enclosed double width shower, pedestal wash hand basin and WC.

Serving the remaining bedrooms the family bathroom is similarly well-appointed and features not only the panelled bath with mixer tap, close coupled WC and pedestal wash hand basin but also a double width tiled shower cubicle.

Proceed back down the stairs and step outside into an excellent garden to the rear featuring great privacy afforded by the mature hedgerow behind. A full width paved patio area is perfect for summer barbeques and is flanked by a wrought iron balustrade with gate and steps leading down to the principal lawned garden.

Note: We understand from the vendors that the development is subject to a communal greenspace charge. We advise all interested parties seek further verification from their solicitor.

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

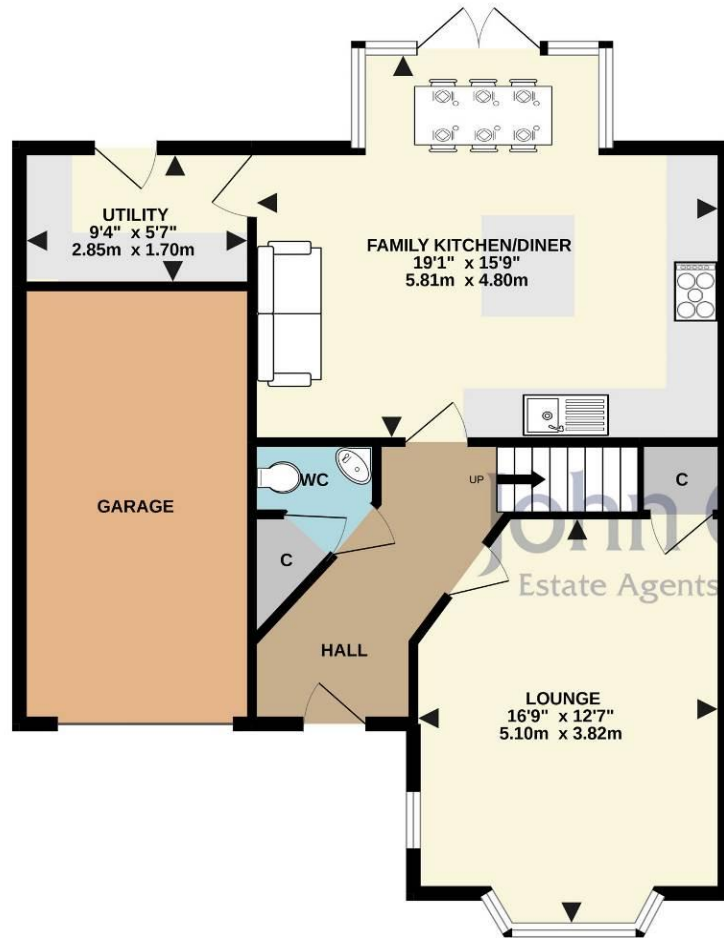
Our Ref: JGA/31032022

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

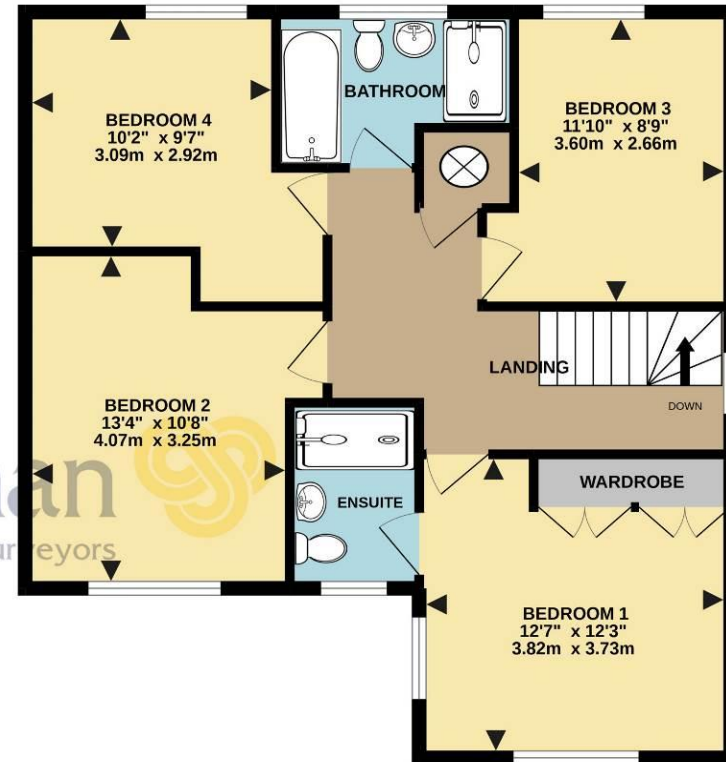




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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