

Castle Hill

East Leake, Loughborough, LE12 6LX

John 
German



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£270,000

A beautifully presented three bedroom semi-detached bungalow, situated in close proximity to East Leake village centre. The property benefits from off road and parking and garage.

Castle Hill is a highly popular residential location is close to the village centre with its range of amenities. This property has been presented to a high standard with modern kitchen, neutral décor and flooring throughout. It has recently had a new roof installed, new plumbing and re-wiring in addition to all new double glazing plus front and back doors.

This three bedroom semi-detached bungalow offers spacious accommodation with plenty of outside space and parking. A low maintenance front garden has a walled perimeter with wrought iron gated entrance and pathway with a split lawn garden and mature planting to the front.

The entrance hall is light and spacious with the main living room off to the right. The lounge benefits from a bay window to the front and two further windows to the side providing plenty of natural light.

Bedroom one is a generous double with a window to the front and adjacent lies bedroom two which is also a good sized double and has a window overlooking the garden. To the rear is the third bedroom which would also make an ideal home office or dining room.

The kitchen has been fitted with white units with complementary grey worktops and splashback with a stainless steel sink set below the rear window.

Completing the accommodation is the bathroom which has a panelled bath with electric shower over, low level WC and wash hand basin with tiled surround and an opaque window to the side.

The outside area to this home is very generous with off road parking and garaging. The rear garden has a patio and lawn with a raised wall.

East Leake is surrounded by lovely countryside and the village affords a full range of amenities to include doctors surgery, a range of eateries and shops including Birds Bakery, Googies Flowers and a Co-Op supermarket, excellent schooling and superb commuter networks with access to Loughborough, Nottingham and Leicester by road. There are accessible bus routes to Nottingham and Loughborough.

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

Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

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

Broadband type: TBC

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 B

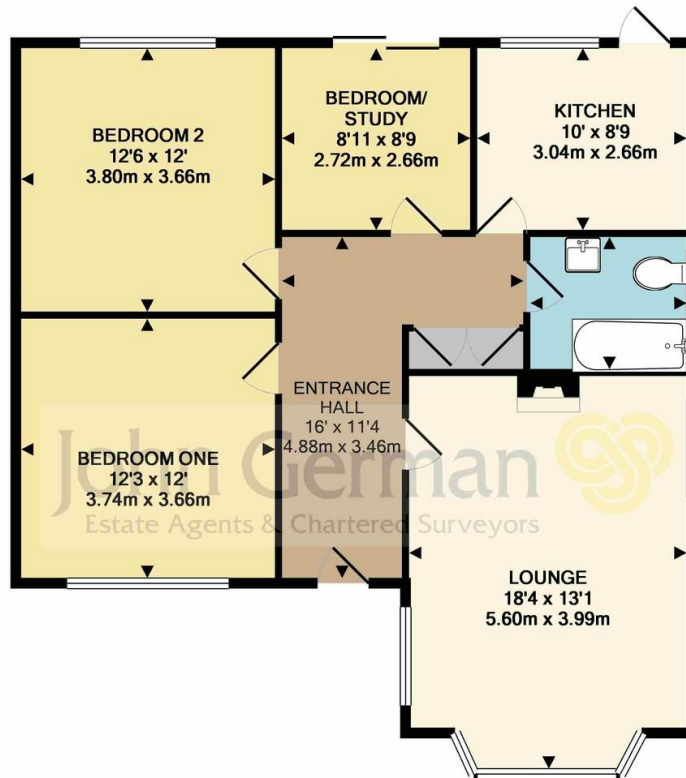
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22052024

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TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

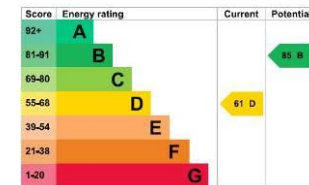
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