

# Heavenside

East Leake, Loughborough, LE12 6RT

John   
German









# Heavenside

East Leake, Loughborough, LE12 6RT

Offers In Excess Of £475,000

An immaculately presented, thoughtfully extended family home, in a highly sought after residential location, with versatile reception space and ample parking.





This property would make an ideal purchase for growing or established families, or professional couples.

The property is located within incredibly close proximity to Lantern Lane Primary & Nursery, East Leake Academy and East Leake Leisure Centre (approx. ½ mile away). East Leake village centre is also less than a mile away, where a wide array of local amenities including (but not limited to); shops, boutiques, pubs and restaurants can be found. There are also plenty of green spaces for walking and cycling. Public transport well catered for by regular bus service; commuter access to the M1, A6 and A46 is excellent.

Accommodation comprises; four double bedrooms, en-suite, family bathroom, ground floor W.C., utility room, lounge, dining room, breakfast kitchen, sitting room and office/playroom.

Externally, the property offers a well sized, west facing, private rear garden. The driveway provides comfortable parking for three vehicles.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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)

**Our Ref:** JGA23072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

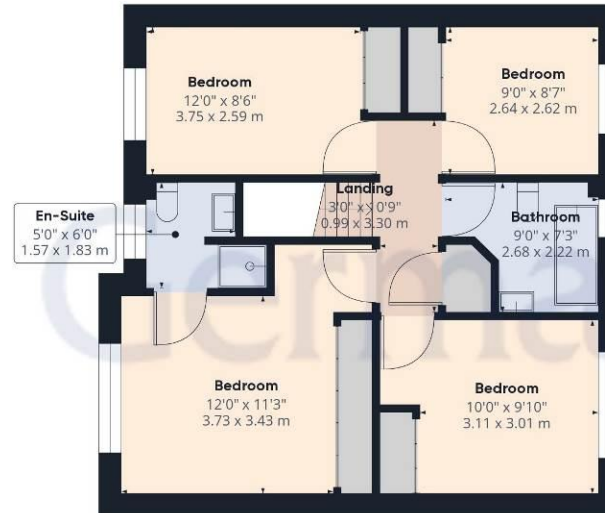








Ground Floor



Floor 1

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

1480.15 ft<sup>2</sup>


137.51 m<sup>2</sup>

**Reduced headroom**

1.61 ft<sup>2</sup>

0.15 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





### 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.

%epcGraph\_c\_1\_250%

AWAITING EPC MEDIA



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  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





