



A wonderfully positioned, thoughtfully refurbished, extended, spacious and light home in a highly sought after cul-de-sac location.

Offers In Excess Of £300,000





This property has been fully refurbished throughout, with a newly constructed rear extension, full re-wire and new central heating boiler, and would make an ideal purchase for professional couples or those wishing to downsize.

The property is located within ½ mile to East Leake village centre 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; two double bedrooms, walk-in shower room, lounge and kitchen/diner/sitting room.

Externally, the property offers a well sized, private rear garden. The single garage has both power and water supply, and the frontage offers ample parking.

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

Please note: It is quite common for some properties to have a Ring

 $\ doorbell\ and\ internal\ recording\ devices.$

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains (re-wired)

Water supply: Mains Sewerage: Mains

Heating: Gas (new A grade boiler)

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

Broadband type: Cable

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: JGA30072024

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.



















Agents' Notes
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Money Limited.

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surveyor. In making that decision, you should know that we receive up to £90 per referral.

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