

Porritt Close

East Leake, Loughborough, LE12 6AJ

John German





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£290,000

A delightful three bedroom semi-detached property in a quiet cul-de-sac location with enclosed rear garden and driveway parking.

Internally, the property is modern and stylish, decorated in contemporary tones. Comprising in brief; entrance hallway with downstairs cloak, storage cupboard, lounge and kitchen/diner leading off. The kitchen has a range of wall and base units with integral hob, oven, extractor, dishwasher, fridge freezer and storage cupboard with space and plumbing for a washing machine. Completing the kitchen is a generous space for dining table and chairs with French Doors opening out to the rear garden.

To the first floor there are three good-sized bedrooms with an en-suite shower room to the main bedroom, modern family bathroom and further storage cupboard.

The property benefits from driveway parking and smart front and rear gardens. The rear garden is mainly laid to lawn with an attractive decking area for outdoor entertaining.

The popular village of East Leake in the Rushdiffe district of Nottinghamshire offers an excellent range of local facilities and amenities including primary and upper schools, medical centre and a range of shops and pubs. The village is well known for its community spirit, is surrounded by charming countryside and affords easy access to Loughborough, Nottingham and the M1 motorway.

To view this property, please contact John German Loughborough office.

Note: There is a service charge of £376.11 per annum.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(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: Rushdiffe Borough Council / Tax Band D

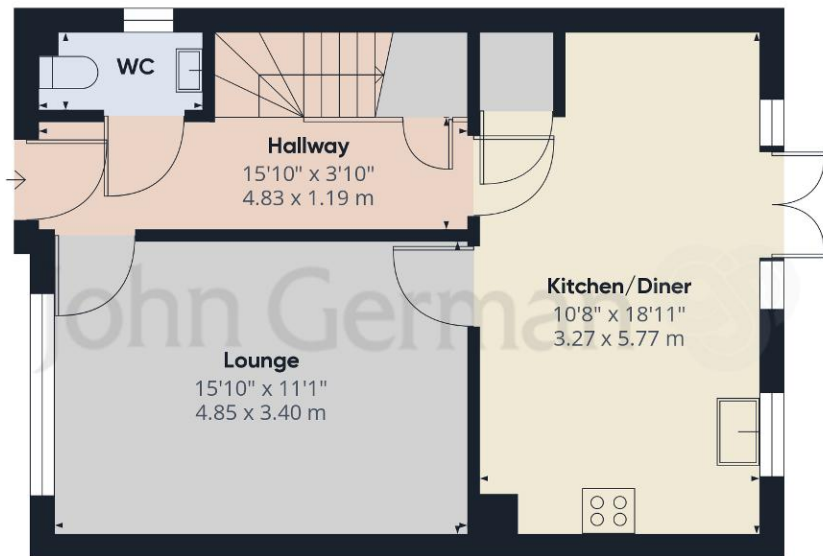
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18092024

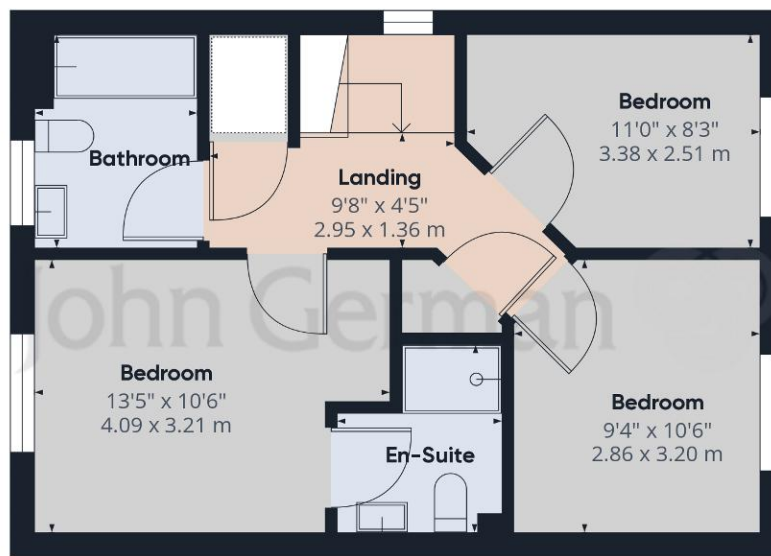
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.



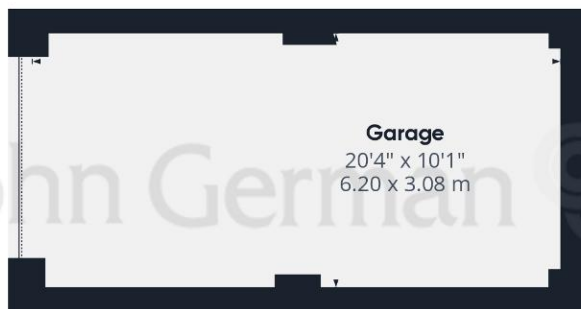




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1167.99 ft²

108.51 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield
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