

Buttercup Close

East Leake, Loughborough, LE12 6WD

John 
German





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Offers In Excess Of £350,000

A beautifully presented, spacious and light home in a highly sought after residential development with good size rear garden, single garage and tandem driveway, located a short distance from the village centre and amenities.

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

The property is located within easy reach of Brookside Primary School, Lantern Lane Primary & Nursery, East Leake Academy and East Leake Leisure Centre. East Leake village centre is approximately half 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 is well catered for by a regular bus service and for commuters access to the M1, A6 and A46 is excellent.

Accommodation comprises; four bedrooms, en-suite, family bathroom, ground floor W.C., open plan kitchen/dining room, separate utility room and a large lounge with bay window.

Externally, the property offers a well sized rear garden with patio seating area and mature borders, plantations. The current owners have created some fantastic spaces to relax and entertain in. The single garage is accessed either via the garden or from the tandem driveway.

Note: There is a communal maintenance charge payable to Greenbelt of £152.82 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 & tandem garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type:

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

Our Ref: JGA/25092024

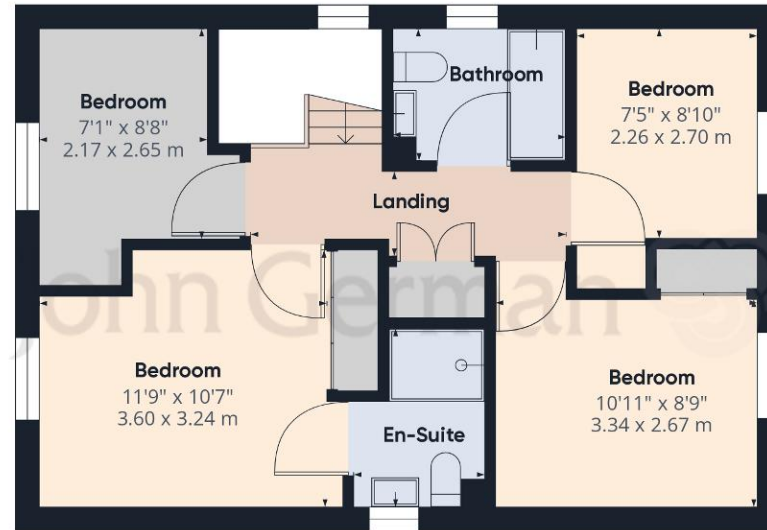
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information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

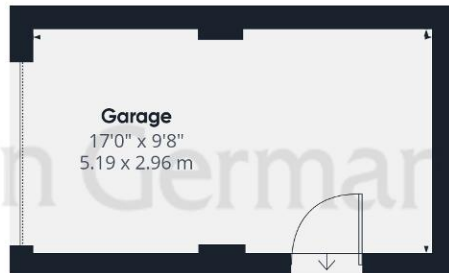


Floor 1 Building 1

Approximate total area⁽¹⁾

1248.94 ft²

116.03 m²



Ground Floor Building 2

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



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
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