

Woodgate Road

East Leake, Loughborough, LE12 6PX



Situated on the outskirts of the highly desirable village of East Leake, this spacious semi-detached family home boasts three double bedrooms and a fantastic garden plot.

£290,000



John German

Externally, the property enjoys a great garden plot extending to the front, side and rear. The rear garden has a patio to the rear, brick built outbuilding offering storage, with the remainder laid to lawn. Ideal for those looking for a sunny outlook, with the garden facing south-east.

Set back from the road beyond a block paved driveway providing off road parking with an adjacent good sized lawn having surrounding plants and shrubs.

Step inside the entrance hall where doors off and stairs rise to the first floor.

The front reception room is currently the dining room with a central heating radiator, double glazed window and a fireplace offering a characterful centrepiece to the well-proportioned room.

To the rear aspect, the lounge offers views out in to the garden with natural light flooding in thanks to the south-easterly aspect the property enjoys.

The adjacent kitchen is smartly appointed having both eye and base level storage, work surface over and integrated appliances including an oven, microwave, induction hob with overhead extractor, dishwasher and a stainless steel sink and drainer unit alongside additional space for a fridge/freezer. An external door gives access out to the side of the property.

Completing the ground floor is the cloakroom having a WC and hand wash basin plus appliance space.

On the first floor landing is a useful built in storage cupboard, and three very well proportioned double bedrooms. Competing the first floor is the family bathroom which is part tiled and has a white suite comprising bath, separate shower, WC and sink unit.

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: Allocated Parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: ADSL copper wire

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

Our Ref: JGA/14112024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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