

# Evans Road

East Leake, Loughborough, LE12 6AT

John  
German









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Offers in excess of £350,000

Currently the only “Ingleby” on the market within the Skylarks development to offer a GARAGE as well as a driveway for two vehicles; this almost new, spacious and upgraded home, situated on a private road would make an ideal purchase for professional couples or families.



The property is located within a five-minute walk to Millside Spencer Academy and within a mile of East Leake village centre where a plentiful variety 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 in the nearby parks and public spaces.

Public transport is well catered for by regular bus service; commuter access to the M1 and A46 is excellent.

Accommodation comprises; four bedrooms, en-suite, family bathroom, ground floor W.C., lounge, and kitchen/diner.

Externally, the west facing rear garden rear garden is of good size and beautifully planted throughout. The single garage is accessible via the garden or tandem driveway and is a currently a rarity in the "Ingleby" design of home. The front garden is equally as attractive and impressive as the rear giving this home an immediate curb appeal and very much a "welcome home" factor for any potential purchaser.

**Agents notes:** The property is located on a private road where rights of access are in place for neighbouring properties. There is expected to be an annual maintenance charge of approximately £90pa once the development is completed by David Wilson.

**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

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

**Our Ref:** JGA/06112024

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.

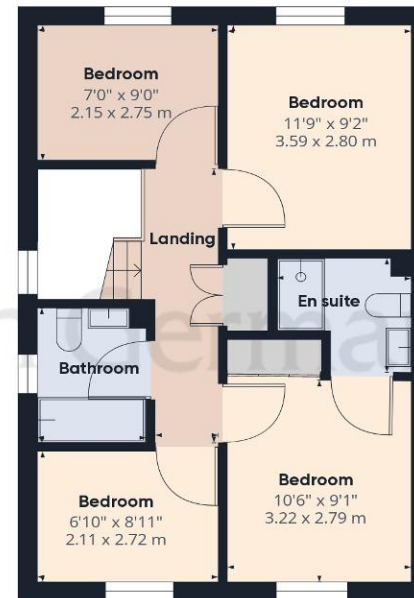








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1219.98 ft<sup>2</sup>

113.34 m<sup>2</sup>

(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.

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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

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