Ringlet Drive

East Leake, Loughborough, LE12 6XU





John German Germ

with southeast facing garden housing a purposebuilt home office/studio, located in a soughtafter residential development, within easy reach of local amenities.

Offers In Excess Of £245,000



This property would make an ideal purchase for first time buyers, professional couples, small families or those wishing to do wnsize.

The property is located just over half a mile away from the village centre, where a wide array of local amenities including (but not limited to); shops, boutiques, pubs and restaurants can be found. Millside Spencer Academy is less than a 10-minute walk away and East Leake Leisure Centre is also within easy reach. There are also plenty of green spaces for walking, cycling and recreational activities.

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

Accommodation comprises; three bedrooms, en-suite, family bathroom, ground floor W.C., open plan kitchen/dining room and a good size lounge.

Externally, the property has a good size southeast facing rear garden housing a home office/studio which is a perfect place to work from home or entertain. To the front, the driveway offers comfortable side by side parking for two vehicles.

Notes: There is a communal maintenance charge payable to Greenbelt (£259.16 in 2024).

10 Year NHBC from 2018

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: Gas

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

Broadb and 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 C

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

www.rushcliffe.gov.uk
Our Ref: JGA/20122024

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Agents' Notes
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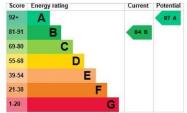
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