

Ringlet Drive

East Leake, Loughborough, LE12 6XU



A beautifully presented, spacious and light home with southeast facing garden housing a purpose-built home office/studio, located in a sought-after residential development, within easy reach of local amenities.

Offers In Excess Of £245,000



John German

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 exce llent.

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 i s a perfect place to work from home or en tertain. 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).

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 C

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

www.rushcliffe.gov.uk

Our Ref: JGA/20122024

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 str uctural nature, we advise you to seek advice from a qualified professional in their relevant field.

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div>John German</div> <div>Approximate total area⁽¹⁾ 822.15 ft² 76.38 m²</div>
 <p>Ground Floor Building 2</p>		<div>(1) Excluding balconies and terraces</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>Calculations are based on RICS IPMS 3C standard.</div> <div>GIRAFFE360</div>





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
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PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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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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