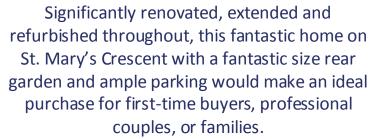
## St. Marys Crescent East Leake, Loughborough, LE12 6QR



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## Offers In Excess Of £250,000





The property is located within dose proximity to a wide range of local amenities including (but not limited to), primary and secondary schools, Co-Op Supermarket, local shops, boutiques, pubs and restaurants. There are also plenty of green spaces for walking and cycling in the nearby parks.

Public transport well catered for by regular bus service; commuter access to the M1, A46 and A6 is excellent.

Accommodation comprises; three bedrooms, family bathroom, lounge, extended kitchen/dining/family room, utility room and ground floor W.C.

Externally, the garden is of incredible size with the whole plots tretching to approximately 0.18 a cres. The garden is predominantly laid to lawn with mature borders and patio seating areas. The large shed could be converted into a useful outbuilding forentertainment or leisure facility having an electricity supply already in place. The front of the property offers an ample driveway which can park several vehicles comfortably.

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: Driveway Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadb and type: Fibre See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band B Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> Our Ref: JG25022025

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.

















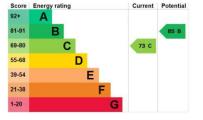


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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 routindly 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.

Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



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