

St. Marys Crescent

East Leake, Loughborough, LE12 6QR



Significantly renovated, extended and refurbished throughout, this fantastic home on St. Mary's Crescent with a fantastic size rear garden and ample parking would make an ideal purchase for first-time buyers, professional couples, or families.

Offers In Excess Of £250,000

John German

The property is located within close 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 plot stretching to approximately 0.18 acres. The garden is predominantly laid to lawn with mature borders and patio seating areas. The large shed could be converted into a useful outbuilding for entertainment 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).
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JG25022025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German
75 Main Street, East Leake, Loughborough,
Leicestershire, LE12 6PS
01509 856006
eastleake@johngerman.co.uk

Agents' Notes

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