## Ringlet Drive

East Leake, Loughborough, LE12 6XU





Modern, well presented end terrace with three double bedrooms, off road parking and low maintenance garden, situated in the highly sought after village of East Leake.

£250,000





This property would make an ideal purchase for first time buyers professional couples or families.

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.

 $\label{lem:commodation} Accommodation comprises; three double bedrooms, family bathroom, ground floor W.C., open plan kitchen/dining room and a good size lounge.$ 

Externally this home boasts a low-maintenance garden, complete with a patio areaperfect for basking in the warm afternoon sun and a convenient rear access path runs alongside the property. To the front, the home enjoys views overlooking the green, while offering the added benefit of two dedicated parking spaces for ease and convenience. **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: Offroad Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

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

Broadband type: Cable

See Ofcom link for speed: https://checker.ofcom.org.uk/

**Mobile signal/coverage**: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> **Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band C

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

Our Ref: JGA01042025

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.

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Agents' Notes
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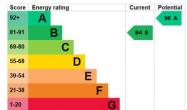
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surveyor. In making that decision, you should know that we receive up to £90 per referral.





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## John German

75 Main Street, East Leake, Loughborough, Leicestershire, LE12 6PS

### 01509 856006

eastleake@johngerman.co.uk



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