

St. Marys Crescent

East Leake, Loughborough, LE12 6QR



Three-bedroom semi-detached home featuring a fantastic sized rear garden, close to a wide range of amenities.

Offers over £200,000



John German

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

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, kitchen diner, utility room and ground floor W.C.

The property boasts a high-quality kitchen, designed to offer both style and practicality. Complete with a sleek five-ring gas hob, double electric oven, and an impressive selection of base and eye-level cabinets, this contemporary space is perfectly suited for both everyday family life and entertaining guests.

Adding to the home's appeal are the installed solar panels, a smart and sustainable feature that helps reduce energy consumption and contributes to lower household running costs.

Externally, the garden is of great size, private and low maintenance. The driveway to the front provides ample parking and access to the electric car charger.

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: Non-standard (BISF)

Parking: Drive

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 C

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

Our Ref: JGA/16042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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