St. Marys Crescent

East Leake, Loughborough, LE12 6QR





featuring a fantastic sized rear garden, close to a wide range of amenities.

Offers over £200,000





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.rushcliffe.gov.uk

Our Ref: JGA/16042025

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.

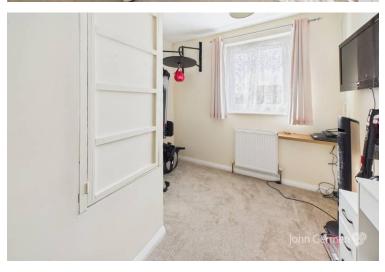
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













John German 🧐





Agents' Notes

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 oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. 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.

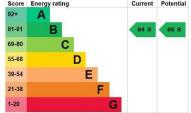
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive 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.





rightmove 🗅







John German

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

01509 856006

eastleake@johngerman.co.uk





Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent