

# York Close

East Leake, Loughborough, LE12 6HA

John  
German









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£350,000

A beautifully presented, spacious and light family home, located in a quiet cul-de-sac within a highly popular and established residential development, with south facing rear garden, plenty of living space and potential to extend (STPP).

John German 



This lovely home would make an ideal purchase for growing or established families, professional couples or downsizers.

The property is located within one mile of the village centre where a wide variety of shops and amenities can be found including doctor's surgery, dental practice, chemist, opticians and library. There is also a Co-Op supermarket, bakery, greengrocers, as well as several coffee shops, pubs and eateries.

Nearby conurbations of Loughborough (4m), Nottingham (8m), Derby (13m) and Leicester (13m) are easily accessible by car and regular bus service. Main line rail services are available from East Midlands Parkway (4m) and Loughborough (4m). East Midlands Airport is approximately 20 minutes away by car and while commuter access to the M1 and A46 is excellent.

Accommodation comprises; four bedrooms, modern family bathroom, ground floor W.C., spacious lounge/dining room, kitchen and conservatory.

Externally, the property has a well maintained south facing rear garden with a picturesque patio seating area and attractive fledgling borders. The single integral garage to the front is operated via electric roller door while the driveway provides ample parking and has potential to be extended.

**Note:** Solar panels are on a leasehold agreement until 2041.

**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:** Garage and drive

**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 <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20062025

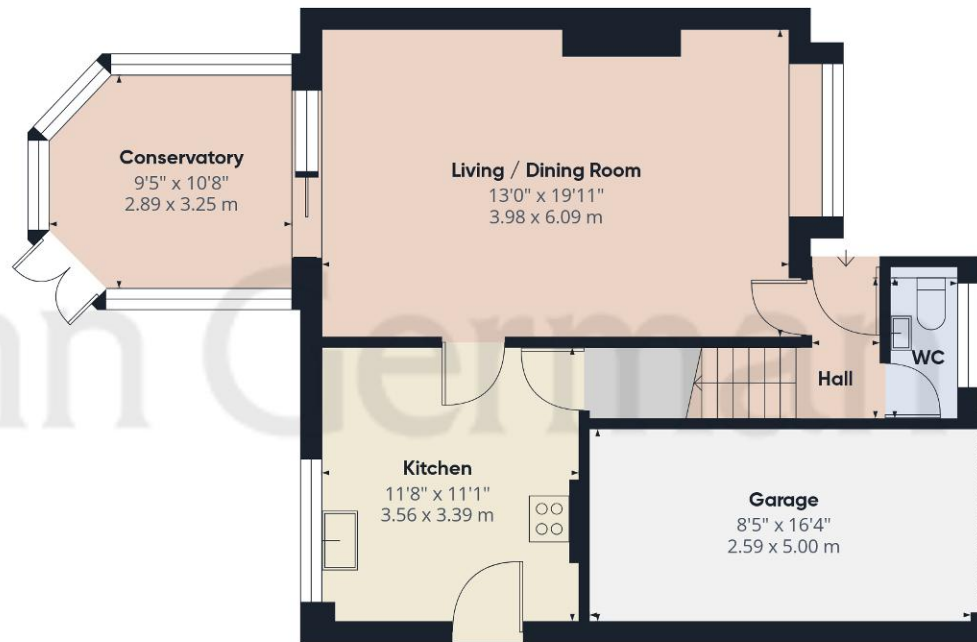
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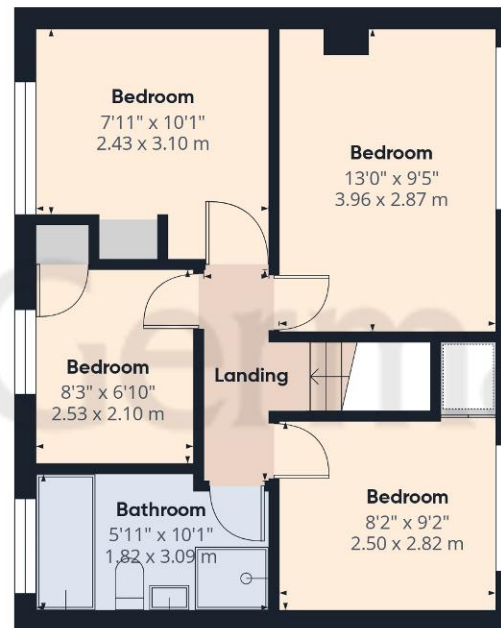


Ground Floor

Approximate total area<sup>(1)</sup>

1155 ft<sup>2</sup>

107.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





### Agents' Notes

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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



