Stonebridge Drive

East Leake, Loughborough, LE12 6JP





John German 😵

A perfectly positioned, spacious bungalow situated on a large corner plot, with significant potential to modernise and extend (subject to planning), being sold with no onward chain.

£280,000



This fantastic property would make an ideal purchase for professional couples, families 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.

 $\label{lem:commodation} \mbox{Accommodation comprises three bedrooms, shower room, living room and kitchen.}$

Externally, the property has a tremendous plot measuring approximately 0.24 acres, with the garden boasting southerly and westerly aspects. The single garage and driveway are located to the rear of the garden.

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:

Parking:

Electricity supply:

Water supply:

Sewerage:

Heating:

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

Broadband type: 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/19062025

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John German 🧐





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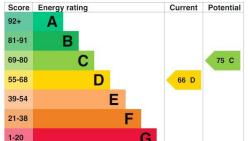
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