

Cornflower Way

East Leake, Loughborough, LE12 6TG

John German



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Offers In Excess Of £700,000

A magnificent example of a perfect family home that has been significantly upgraded since occupation complemented by an outstanding south facing garden, set on a highly desirable development.

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A magnificent example of a perfect family home, located within the highly desirable "Flowers Estate", this superb "Litchfield" design David Wilson home is offered to the market in fantastic condition throughout, with the current owners carrying out significant improvements since occupation, including (but not limited to) fully landscaping the rear garden, the addition of a large kitchen island and further units, and bespoke Sharps fitted furniture in the principal bedroom.

This fantastic home would make an ideal purchase for growing or established families, executive couples or affluent 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 over three storeys comprises; five double bedrooms, dressing area to the principal bedroom, family bathroom, two en-suite bathrooms, ground floor W.C., utility room, study/playroom, living room, formal dining room and a beautiful open plan kitchen/dining/family room which opens up onto the south facing garden.

Externally, the rear garden has been fully landscaped with Indian sandstone, raised borders, pergolas and a beautiful variety of plants, shrubs and fledgling trees. Privacy, light and tranquillity are at the heart of the garden's design, and the brief has certainly been met! This wonderful space is the perfect place to relax or entertain while enjoying a full day's sun. There is also the addition of a garden pod (available by separate negotiation) and a beautiful "Secret Fairy Garden". The double garage is located on the right-hand side of the property set back behind the ample driveway which parks at least four vehicles comfortably.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: Communal Maintenance Charge: £180pa (Greenbelt)

10 Year NHBC from February 2017.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Double 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: 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 G

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

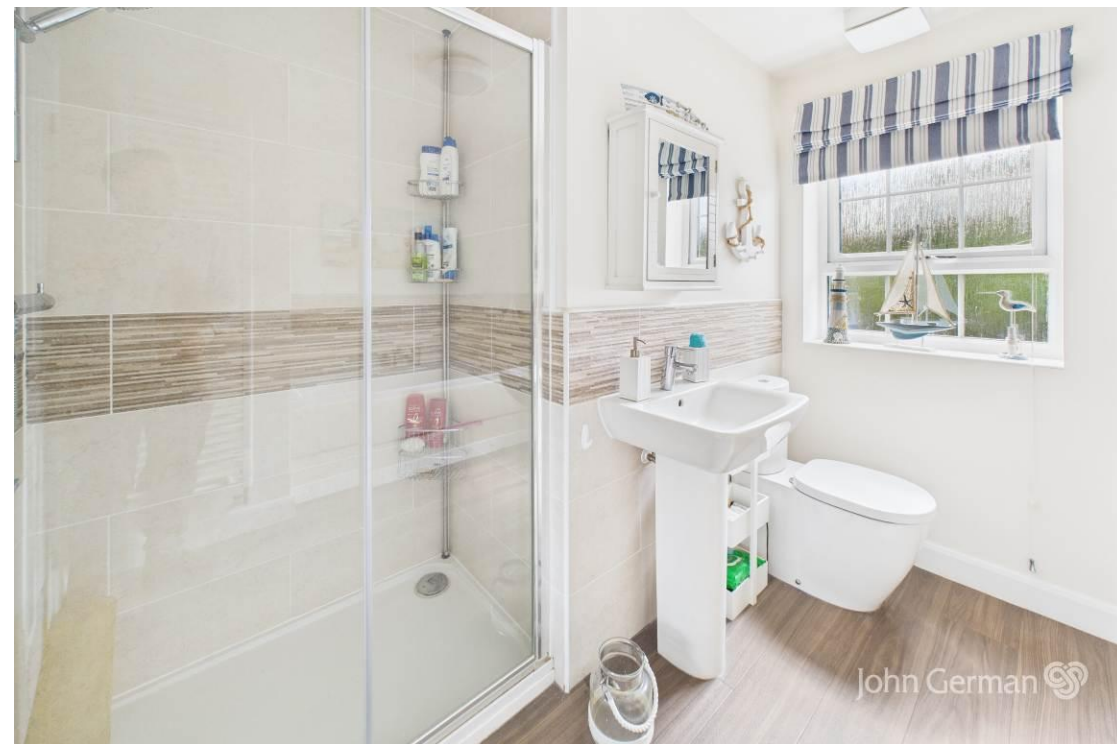
Our Ref: JGA/06082025

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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.

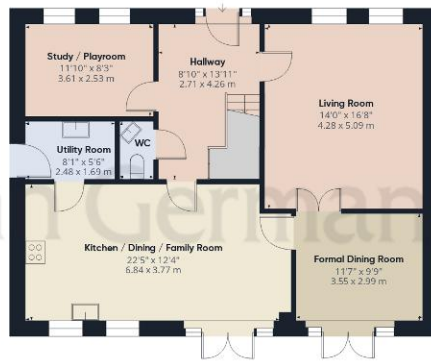




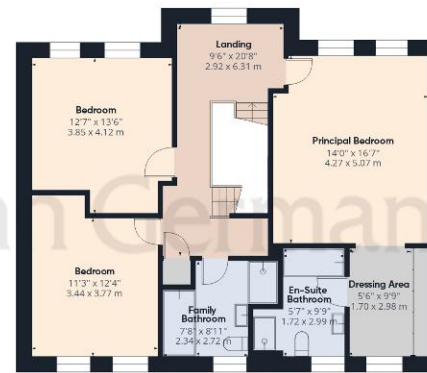




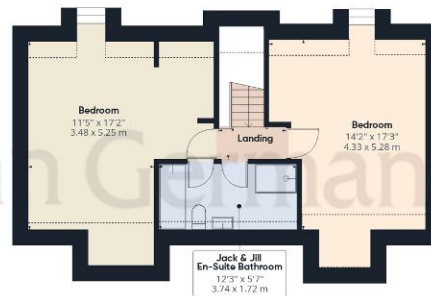




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2778 ft²

258.1 m²

Reduced headroom

101 ft²

9.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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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.

Referral Fees

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.

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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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
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JohnGerman.co.uk Sales and Lettings Agent



