

# Mill Lane

East Leake, Loughborough, LE12 6NE



A fantastic home, situated on a private road on the edge of East Leake village and bordering open countryside, with a wonderful size rear garden, plenty of parking and offering significant potential to extend (subject to permission) and modernise, within easy reach of the village centre. Being sold with no onward chain.

£400,000



John German

This superb, detached bungalow would make an ideal purchase for professional couples, those wishing to downsize or investors.

The property is located within half a 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. Primary and secondary schools are also well provisioned in the village.

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; three double bedrooms, shower room, kitchen and a spacious living/dining room. The property is accessed via a spacious porch to the front and to the rear, there is an additional W.C., utility/storage room and lean-to conservatory.

Externally, rear garden is a fantastic size, and very private, predominantly laid to lawn with mature borders. The driveway to the side of the property offers parking for several vehicles. The single garage houses a car inspection pit.

**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:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

## Sewerage: Mains

Heating: Gas

(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 D

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

**Our Ref:** JGA/26092025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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John German  
75 Main Street, East Leake, Loughborough,  
Leicestershire, LE12 6PS  
01509 856006  
eastleake@johngerman.co.uk

## Agents' Notes

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## Referral Fees

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Burton upon Trent | Derby | East Leake | Lichfield  
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