



Cinnabar Way, East Leake, Loughborough **Offers Over £225,000**







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EPC B

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Property Description

Offered for sale is this modern end town house in the popular sought after village of East Leake. The property is in fantastic condition with modern decoration and carpets. The dining kitchen spans along the rear of the property with a range of wall and base units, worksurfaces, gas hob and oven. There are integral appliances to include washing machine, dishwasher and fridge/freezer. There is space for a dining table with French doors give access to the rear. There is a separate lounge to the front and a downstairs wc off the entrance hall. To the first floor there is three bedrooms. the master bedrooms has fitted storage and an ensuite shower room. The family bathroom has a white suite comprising paneled bathroom with shower above the bath. The rear garden is enclosed with a low maintenance gardens, enclosed with seating areas and matures trees. There is double parking to the front. *Viewing is recommended*

Our View

Location

The popular village of East Leake in the Rushcliffe district of Nottinghamshire offers an excellent range of local facilities and amenities including primary and upper schools, medical centre and a range of shops and pubs. The village is well known for its community spirit, is surrounded by charming countryside and affords easy access to Loughborough, Nottingham and the M1 motorway. Did you know? Near the centre of the village is the historic St. Mary's Church which dates back to the 11th century. The church has six bells!!

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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