Potters Lane

East Leake, Loughborough, LE12 6NH







A spacious family home, situated within a highly sought after established residential area, close to village centre amenities, offering significant potential to modernise and/or reconfigure, being sold with no onward chain and the benefit of Freehold solar panels.

Offers in region of £350,000

John German

A spacious family home, situated within a highly sought after established residential area, close to village centre amenities, offering significant potential to modernise and/or reconfigure, being sold with no onward chain and the benefit of Freehold solar panels.

This well-loved home would make an ideal purchase for growing or established families, or professional couples.

The property is located within walking distance of Brookfields Primary School and 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, as well as several coffee shops, pubs and eateries. Lantern Lane Academy is also only a short distance away.

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, family bathroom, ground floor shower room, large front aspect lounge, breakfast kitchen and formal dining room.

Externally, garden is of good size and west facing, offering plentiful space to relax, entertain or play; laid lawn with mature borders and a block paved patio seating area. The single garage is accessed via personnel door from the garden or by up-and-over door from the driveway, which provides comfortable parking for two/three vehicles.

Notes: Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Some images within the sales particulars may have been enhanced or staged by AI.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
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: 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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/16112026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.




John German


John German


John German


John German


John German


John German

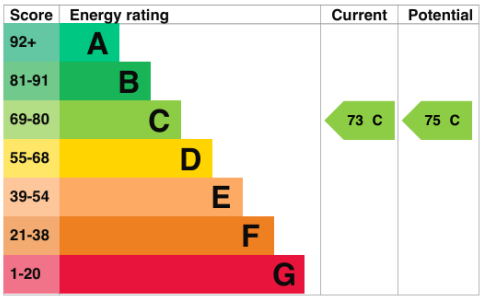

John German


John German

John German







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

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.