

# Thompson Close

East Leake, Loughborough, LE12 6HP

John   
German





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Offers In Excess Of

£600,000

An exceptional five double bedroom executive detached family residence, occupying a prime position within one of East Leake's most sought-after residential developments. Enjoying an attractive outlook over Meadow Park and a southwest facing garden, this beautifully appointed home offers an outstanding balance of space, light and lifestyle.

This fantastic family home would make an ideal purchase for professional couples or both growing or established families.

Positioned within close proximity of the village centre, the property enjoys access to an excellent range of local amenities, including medical facilities, a library, and a variety of independent shops. A Co-op supermarket, bakery and Post Office are all within easy reach, alongside a selection of well-regarded coffee shops, pubs and eateries, contributing to the village's strong sense of community and convenience.

Nearby conurbations of Loughborough (4m), Nottingham (8m), Derby (13m) and Leicester (13m) are easily accessible by car, along with a convenient and regular bus service. The number 1 route provides direct links to Nottingham and Loughborough including the Endowed Schools. Main line rail services are available from East Midlands Parkway (4m) and Loughborough (4m). East Midlands Airport is approximately 20 minutes away by car, while commuter access to the M1 and A46 is excellent.

Accommodation comprises; five double bedrooms, family bathroom, two en-suites, ground floor W.C., utility room, spacious lounge with wood burner, secondary reception room, conservatory, and modern kitchen/diner.

Externally, the property continues to impress with a private south-west facing rear garden, thoughtfully designed with a blend of lawn and patio to create an elegant yet practical outdoor setting. The outlook across Meadow Park enhances the sense of openness and tranquillity, while to the front, a generous double driveway provides ample parking and leads to a substantial double garage. The garage further benefits from a dedicated workshop area, offering excellent flexibility for storage, hobbies or home working.

**Tenure:** Freehold. Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional. (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 & double 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 F

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

**Our Ref:** JGA/26032026

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.

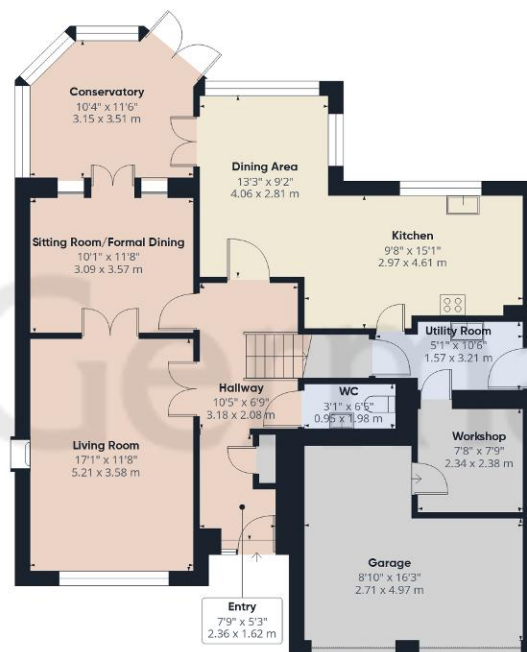










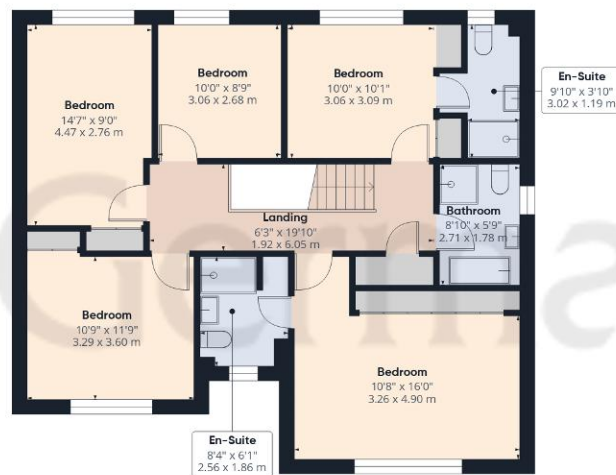


Ground Floor

Approximate total area<sup>(1)</sup>

2072 ft<sup>2</sup>

192.9 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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



### 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		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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