



Rempstone Road

East Leake, Loughborough, LE12 6PW



John German 




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A beautifully positioned new-build home, located on the ever-popular David Wilson Homes "Skylarks" development in East Leake. This energy-efficient property offers modern living with a practical layout, upgraded finishes, detached garage and driveway parking, making it an ideal choice for families, professionals or those looking for a low-maintenance home.

From £349,995



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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. The highly regarded Millside Spencer Academy is only a short walk 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; three bedrooms (two double), en-suite to principal, family bathroom, ground floor W.C, separate utility room, dual aspect lounge and spacious kitchen/diner.

Externally, the property enjoys a private, walled rear garden making it a perfect space to relax or entertain. To detached garage is located at the rear of the property, behind the tandem driveway.

Room Dimensions -

- Lounge - 5455mm x 3153mm (17'10" x 10'4")
- Kitchen / Family / Dining - 5455mm x 3131mm (17'10" x 10'3")
- Utility - 1816mm x 1687mm (5'11" x 5'6")
- WC - 1485mm x 1014mm (4'10" x 3'3")
- Bedroom 1 - 4324mm x 4058mm (14'2" x 13'3")
- Ensuite - 1856mm x 1771mm (6'1" x 5'9")
- Bedroom 2 - 3341mm x 2978mm (10'11" x 9'9")
- Bedroom 3 - 2713mm x 2265mm (8'10" x 7'5")
- Bathroom - 2025mm x 1811mm (6'7" x 5'11")

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 TBC

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

Our Ref: JGA/18122025

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.

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Approximate total area⁽¹⁾
1230 ft²
114.3 m²

(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.

GIRAFFE360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2





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Agents' Notes

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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.

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