



Sharpley Drive, East Leake

welcome to

Sharpley Drive, East Leake

Spacious three-bedroom semi-detached home offering excellent potential. Features include an open-plan lounge and dining room, modern kitchen with a potential utility area, three well-proportioned bedrooms, family bathroom, private rear garden and driveway parking for multiple cars.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

A welcoming entrance hall providing access to the main living areas, stairs rising to the first floor and understairs storage.

Lounge

14' 1" x 12' 2" (4.29m x 3.71m)

The living room offers a front-facing double-glazed window, wood-effect flooring and modern grey tones, this generous area offers an excellent space for relaxing or entertaining. A feature chimney breast adds character, while the open layout leads seamlessly into the dining room.

Kitchen

10' 2" x 8' 6" (3.10m x 2.59m)

A well-proportioned kitchen fitted with glossy white cabinets and contrasting dark worktops. The layout provides excellent storage and workspace, with space for an oven and hob, tiled splashbacks, and a upvc double glazed window overlooking the garden. A door leads to the additional side room for added convenience and storage.

Dining Room

10' 6" x 8' 6" (3.20m x 2.59m)

Set to the rear of the property, the dining room overlooks the garden with patio doors allow easy access to the garden. The continuity of wood-effect flooring creates a cohesive flow between the living spaces.





Utility Room

19' 8" x 3' 11" (5.99m x 1.19m)

This useful side room offers additional space for storage, laundry appliances, or workshop use. Featuring tiled flooring and a window, the space is versatile and ideal for household overflow.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

Bedroom One

12' 2" x 12' 2" (3.71m x 3.71m)

A primary bedroom with a front-facing window, fitted wardrobes offering excellent storage, carpet and a radiator

Bedroom Two

13' 5" x 8' 6" (4.09m x 2.59m)

A second bedroom overlooking the rear of the property, carpeted flooring and a radiator.

Bedroom Three

8' 10" x 8' 6" (2.69m x 2.59m)

A third bedroom offering a versatile space which could be utilised as an office, nursery or dressing room, with a double-glazed window to the front, built in bed, carpeted flooring and a radiator.



Outside

The property features a generous paved driveway offering ample off-road parking with gated side access leading to the rear garden. Situated in a residential area, the home enjoys a pleasant outlook and easy access to nearby amenities. An enclosed rear garden offering excellent outdoor space for families, pets, or keen gardeners. The garden features a sizeable lawn area, patio space for seating or barbecues, and a fenced boundary providing privacy.



view this property online williamhbrown.co.uk/Property/LBH115584



welcome to

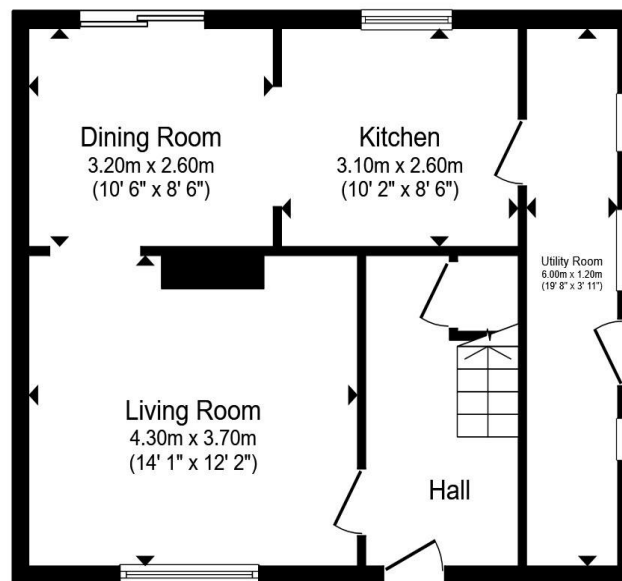
Sharpley Drive, East Leake

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Private Rear Garden
- Three Well-Proportioned Bedrooms

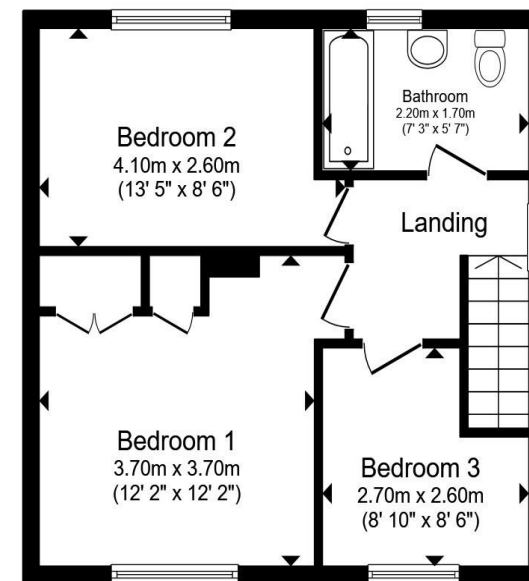
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£165,000



Ground Floor



First Floor

Total floor area 90.2 m² (971 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/LBH115584



Property Ref:
LBH115584 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk