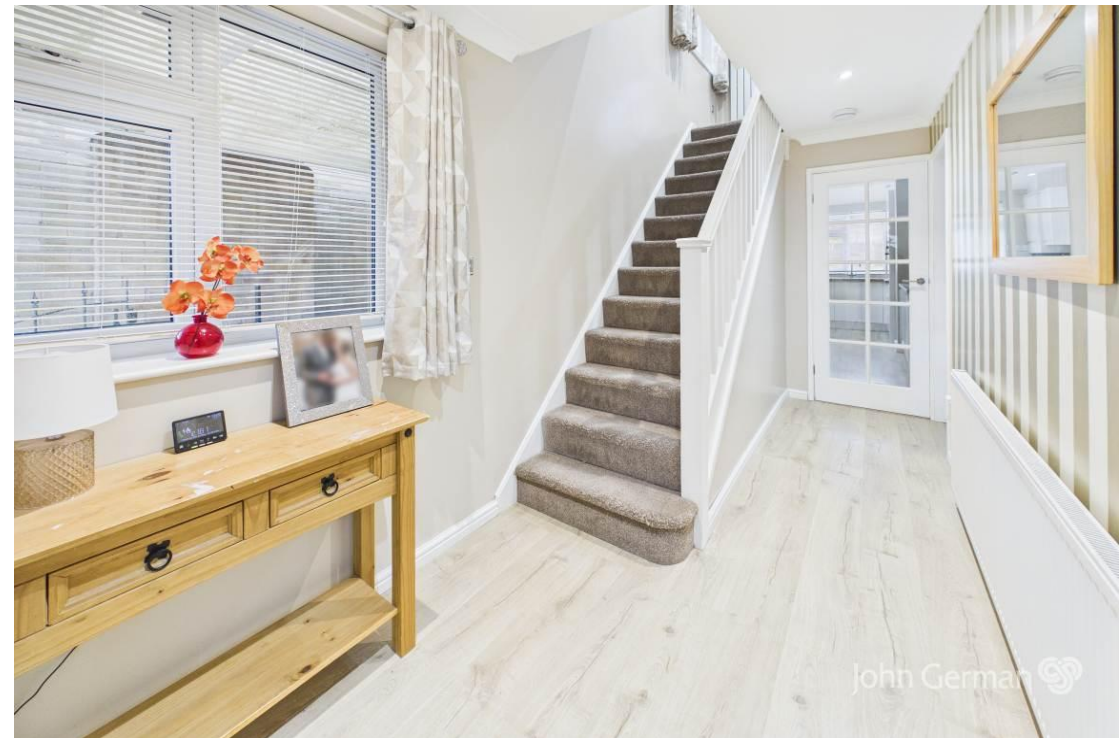


Roulstone Crescent

East Leake, Loughborough, LE12 6JL

John German





Roulstone Crescent

East Leake, Loughborough, LE12 6JL

Offers over £325,000

A beautifully spacious and light home, which has been refurbished throughout by the current owners, situated in a highly sought after residential location, with a beautiful, raised garden plot, backing on to woodland and offering a single garage, carport and large driveway.



This wonderful home would make an ideal purchase for first time buyers, professional couples, families or downsizers.

The property is located 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. Primary and Secondary Schools are also well provisioned in the village.

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, family bathroom with separate shower, ground floor W.C., living room and extended open plan kitchen/dining/family room.

Externally, the rear garden has been brilliantly landscaped with attractive paving, lawn and raised decking with steps to the rear where the elevation allows for some fantastic views and back directly on to woodland. The single garage is located within the garden and has undergone a schedule of improving works while the carport and large driveway offer ample parking.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Single garage, carport and driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 D

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

Our Ref: JGA/27032026

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.

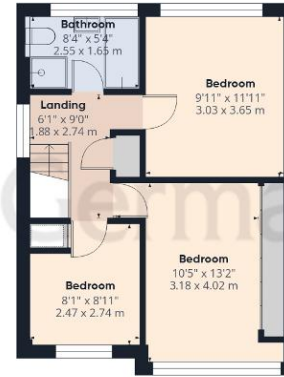
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.



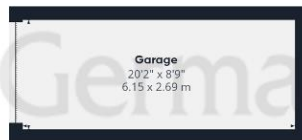




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1271 ft²
118.1 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



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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

John German 

John German

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Loughborough | Stafford | Uttoxeter

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