Main Street

East Leake, Loughborough, LE12 6LE







John German are delighted to bring to the market this two-bedroom semi-detached home, ideally positioned in the very heart of the popular village of East Leake.

Offers over £230,000

John German

Offering versatile accommodation, two separate reception rooms and a generous rear garden, this property presents an exciting opportunity for buyers looking to create a home of their own. With plenty of scope to personalise and enhance, it provides a wonderful blank canvas for first-time buyers, couples or those looking for a project with the potential to add their own style and value.

The ground floor offers a versatile layout, comprising a comfortable sitting room, separate dining room providing plenty of flexibility to suit a variety of lifestyles. Whether you envisage a cosy space to unwind, a dedicated area for entertaining or a room to use as a home office or hobby room, there is plenty of scope to make the accommodation work for you. The kitchen and an additional shower room, completes the ground floor, with further potential to update and create a space tailored to your own tastes.

To the first floor are two well-proportioned bedrooms, providing comfortable accommodation with the flexibility to suit a range of needs, alongside a family bathroom.

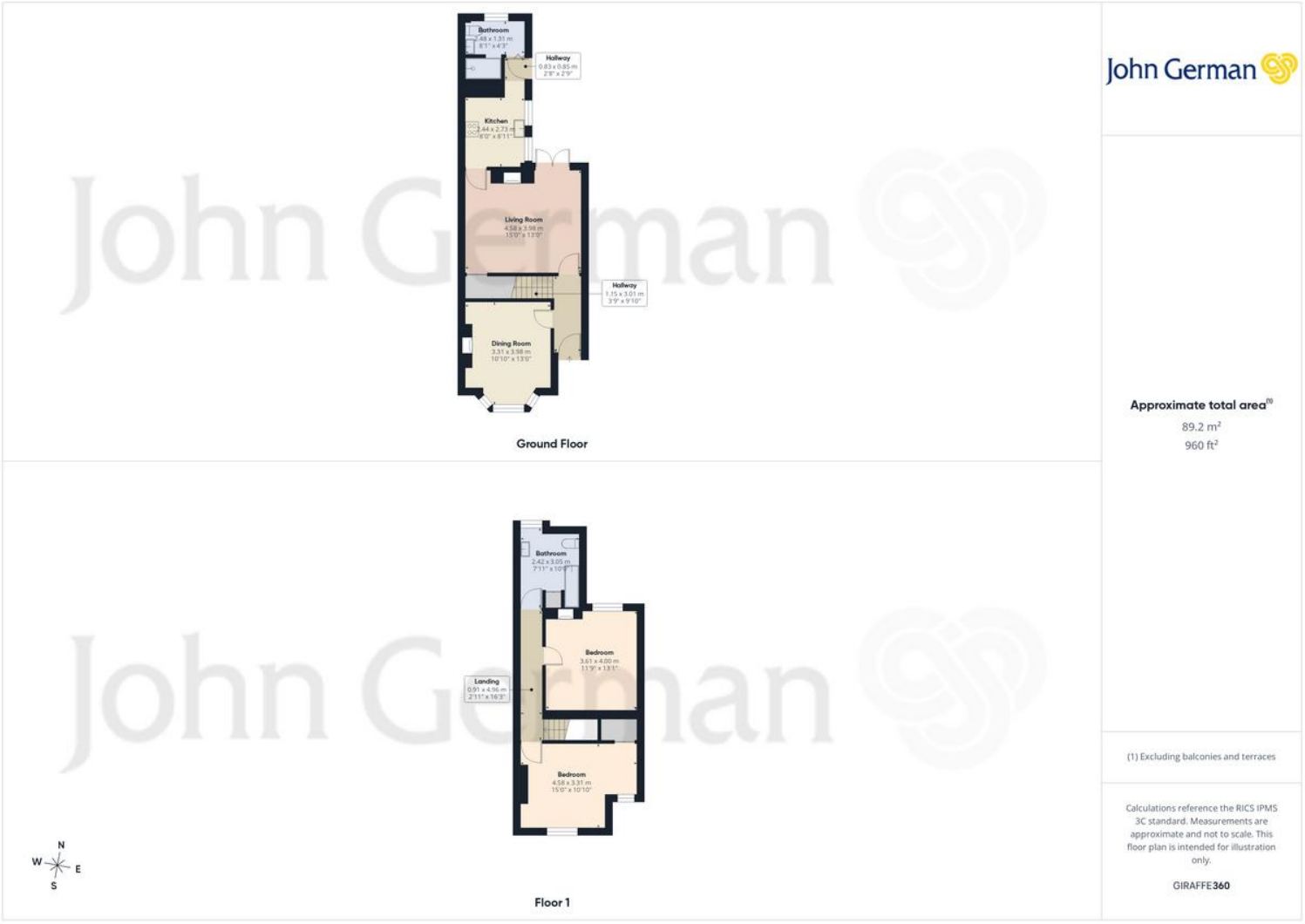
Externally, the property enjoys a generous rear garden, offering a lovely outdoor space with plenty of potential to landscape, create a seating area or establish a garden that can be enjoyed throughout the seasons. Whether you have a passion for gardening or simply enjoy spending time outdoors, there is plenty of opportunity to make this space your own.

The location is a real highlight, with the property situated in the heart of East Leake and within easy reach of the village's shops, cafés, pubs and everyday amenities. The village also offers a welcoming community atmosphere, local schools and convenient access to Loughborough, Nottingham and the surrounding countryside.

Combining a central village position with versatile living space and exciting potential for improvement, this is an appealing opportunity for buyers looking to put their own stamp on a home and create something truly personal.

Important info: Please note this property is in a conservation area.
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.
Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
Property construction: Standard
Parking: On street
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/12102026

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.




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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.