

Cowslip Close

East Leake, Loughborough, LE12 6TN

John 
German





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£475,000

Beautifully presented four bedroom detached family home offering well thought out accommodation and a private rear garden, situated on a sought after village development.

The property is located within easy reach of Brookside Primary School, Lantern Lane Primary & Nursery, East Leake Academy and East Leake Leisure Centre. East Leake village centre is approximately half a mile away, where a wide array of local amenities including (but not limited to) shops, boutiques, pubs and restaurants can be found. There are also plenty of green spaces for walking and cycling.

Public transport is well catered for by a regular bus service and for commuters access to the M1, A6 and A46 is excellent.

Accommodation comprises four bedrooms, en-suite, family bathroom, ground floor W.C and cloak cupboard, large lounge with bay window, open plan kitchen/dining room, office and utility room.

This beautifully presented property features a range of impressive upgrades, including hallway air conditioning that benefits the entire home. A stunning entrance hallway welcomes you with stylish Amtico flooring, which flows seamlessly through to the breathtaking open-plan kitchen and dining area.

The contemporary kitchen diner forms the heart of the home, offering a spacious and sociable layout complete with a useful wine fridge and an extensive array of base and eye-level cabinets. The dining area is enhanced by a charming box bay window, French doors, and picture windows, all of which overlook and provide access to the garden-perfect for entertaining or relaxing in natural light.

Externally, the property offers a well sized rear garden with patio seating area. The current owner has created some fantastic spaces to relax and entertain in. The single garage is accessed either via the garden or from the tandem driveway.

Agents note: There is a communal maintenance charge of £132 per annum.

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: 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 E

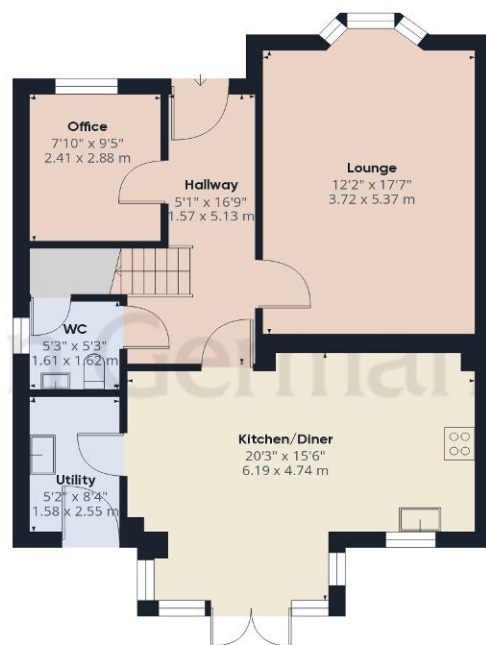
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15042025

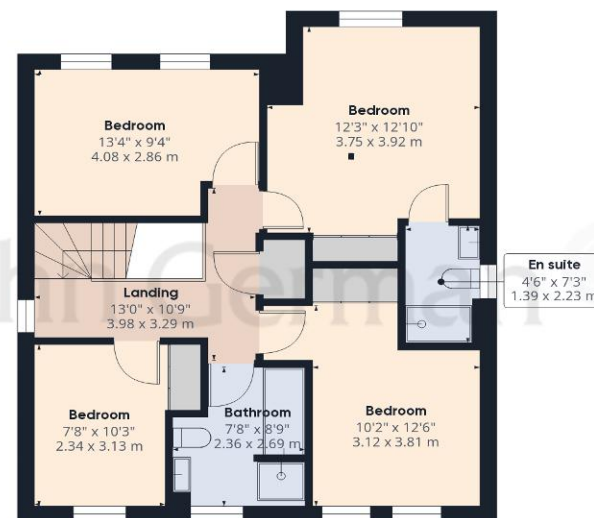
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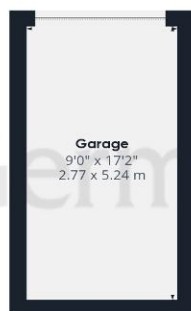




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1582.72 ft²

147.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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