Rempstone Road

East Leake, Loughborough, LE12 6PW







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 £364,995



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

Water supply: Main 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

 $\textbf{Useful Websites:} \ \underline{www.gov.uk/government/organisations/environment-agency}$

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.

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.







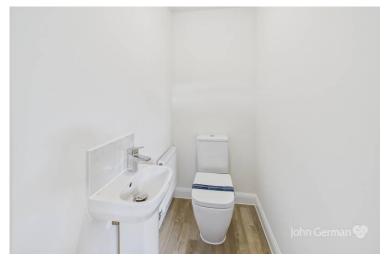


















Agents' Notes

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75 Main Street, East Leake, Loughborough, Leicestershire, LE12 6PS

01509 856006

eastleake@johngerman.co.uk





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