



## 16 Lantern Lane, East Leake, Loughborough LE12 6QN, LE12 6QN

£375,000

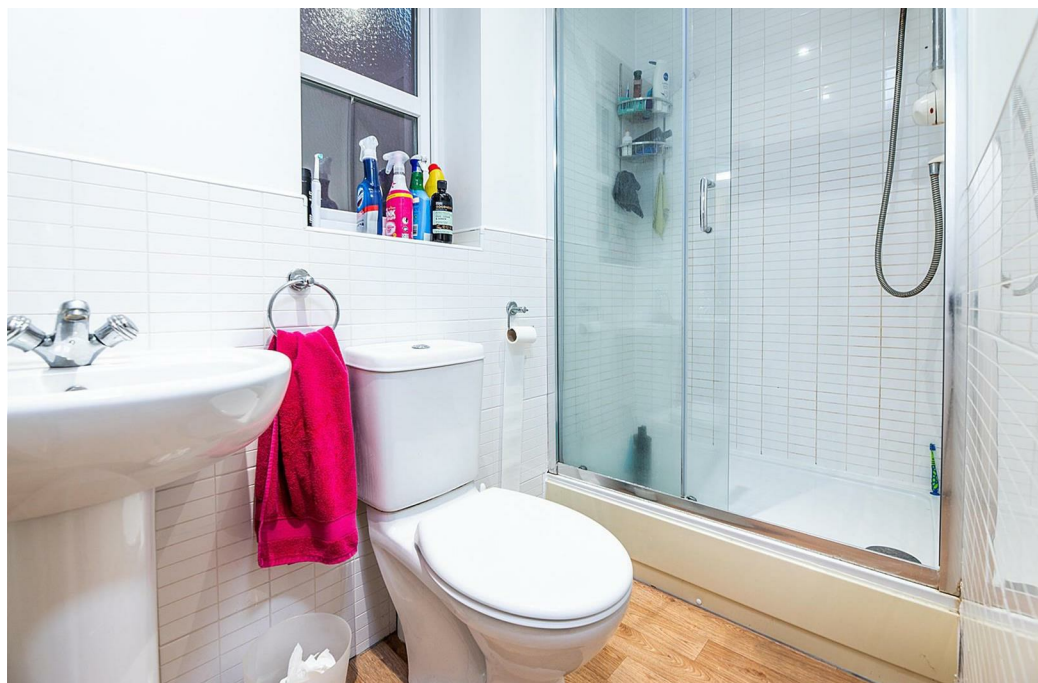
- No onward chain
- Downstairs WC
- Utility room
- Excellent location
- 4 bedrooms
- Detached brick garage with power
- South facing garden
- Detached modern home
- Driveway for multiple vehicles
- Spacious home with 3 reception areas

# 16 Lantern Lane, LE12 6QN

**\*\*No Onward Chain\*\*** Excellent opportunity to buy a modern and spacious 4 bedroom, 3 reception detached home in popular East Leake. South facing garden. Detached garage.



Council Tax Band: E



**\*\*No Onward Chain\*\*** Excellent opportunity to buy a modern and spacious 4 bedroom detached home in popular East Leake. Currently let, the tenants are moving out in mid January at which point the home will have empty possession and no onward chain. The house has bags of reception space, the kitchen diner has a spacious dining area and there are two additional reception rooms including a generous lounge and a second reception room with flexible use. There is in addition a downstairs WC and utility room. The home has 4 bedrooms, including 3 doubles. The master bedroom has a generous ensuite shower room and a dressing area. There is a modern family bathroom. Outside there is a good sized South facing garden and a single garage with power and a driveway for multiple vehicles.

It is a perfect opportunity for a family looking for a four bed home for an attractive price. As the house is currently let it benefits from having current gas safety and electrical safety certificates, it also has double glazing and mains central heating throughout.

The property is in an excellent location on the edge of the estate and benefits from not being too overlooked. It is very close to East Leake Academy, the leisure centre and local shops and amenities. East Leake village has an excellent range of shops and amenities and some great restaurants and pubs. Dentist and Doctors surgery are close by. Excellent transport links with easy access to M1 motorway and East Midlands Airport. There are regular bus services to Leicester, Nottingham and Loughborough.

Kitchen diner

16'11 x 11'8

Fitted with a range of wall and base units with a contrasting roll top work surface. Integrated dishwasher, stainless steel sink and drainer, stainless steel oven, hob and integrated extractor hood. Space for fridge freezer, radiator, ceramic floor tiles, ceiling spot lights, space for dining table and

chairs, UPVC window to the rear and UPVC box bay window with French doors leading out to the rear garden. Access through to the utility room.

Lounge

19'9 x 10'9

Spacious lounge with lots of natural light, there are double doors to the rear garden and a window to the front of the property.

Dining room/study

9'6 x 8'4

Additional reception room with a front facing aspect and flexible use.

Utility room

9 x 5'3

Useful utility room with additional storage, sink and space for a washing machine and tumble dryer. There is access to the driveway via a uPvc door.

Downstairs WC

Useful ground floor cloakroom with WC and hand basin.

Master bedroom

11'3 x 11

Spacious master bedroom with a double aspect, dressing area, fitted storage and a useful ensuite shower room.

Ensuite

Modern ensuite with a white suite comprising a shower, WC and hand basin.

Bedroom 2

12'4 x 9'1

Double bedroom with a rear facing aspect

Bedroom 3

11'2 x 9'7

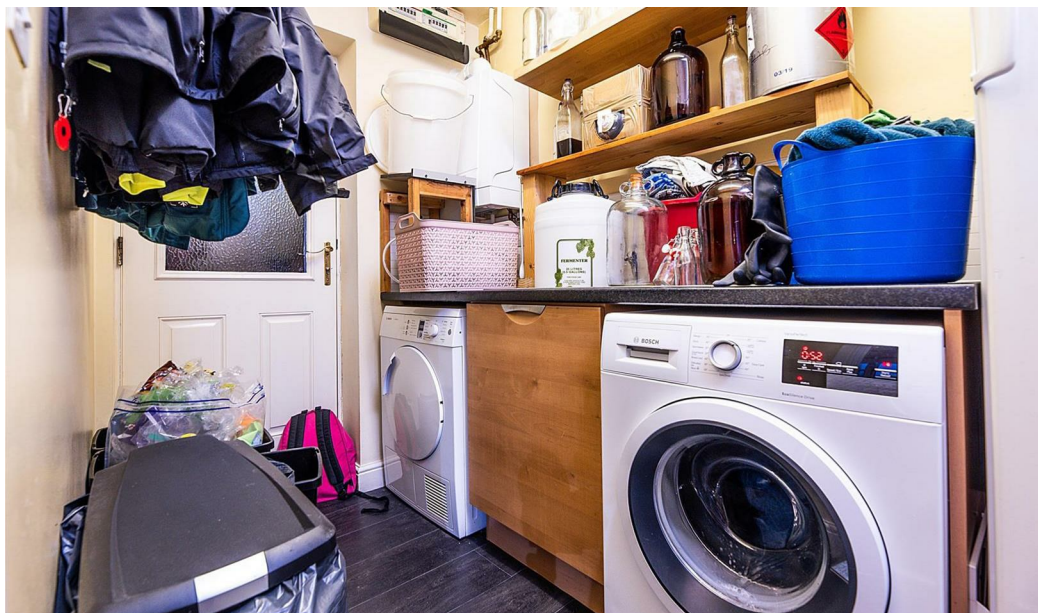
Double bedroom with a front facing aspect

Bedroom 4  
8'10 x 6'8  
Single bedroom with a rear facing aspect

Bathroom  
9'5 x 5'11  
Modern bathroom with a white suite comprising a bath with shower over and glass screen, WC and hand basin.

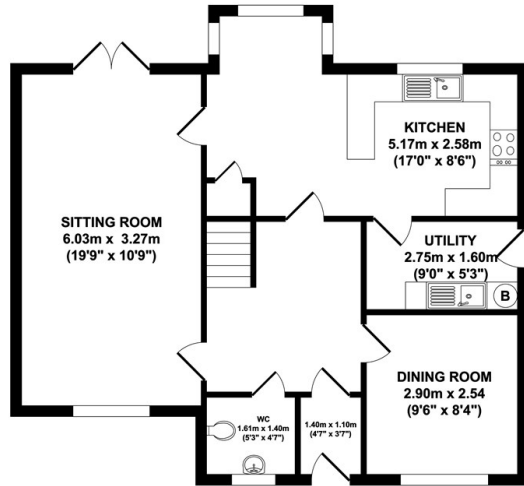
Outside  
To the side of the property is a driveway leading to a brick built garage with power and light. There is a gate leading through to the rear garden. The garden is South facing and has sun all day in the summer months. There is a large area of lawn, patio and a narea of decking.



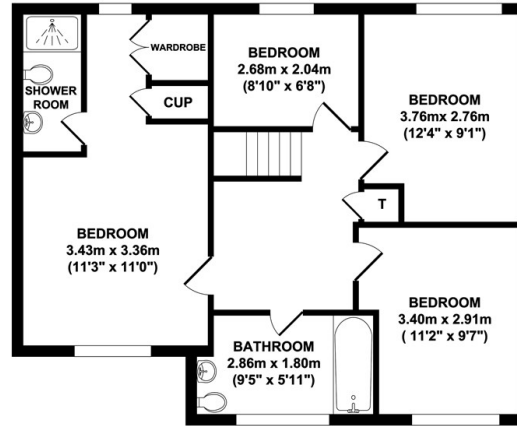


## 16 Lantern Lane

KEY :  
T = TANK  
B = BOILER

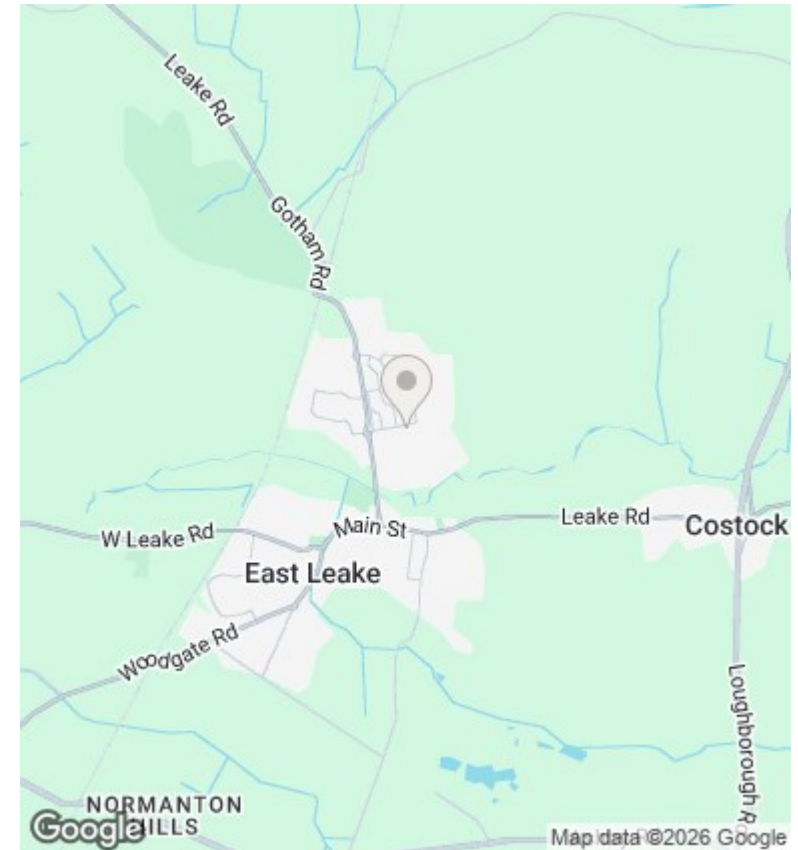


GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Directions

## Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	