

SUPERIOR HOMES

ROYSTON & LUND



3 Church Close

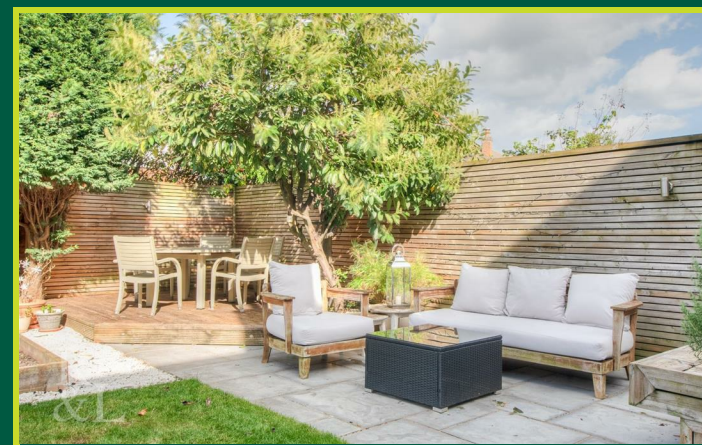
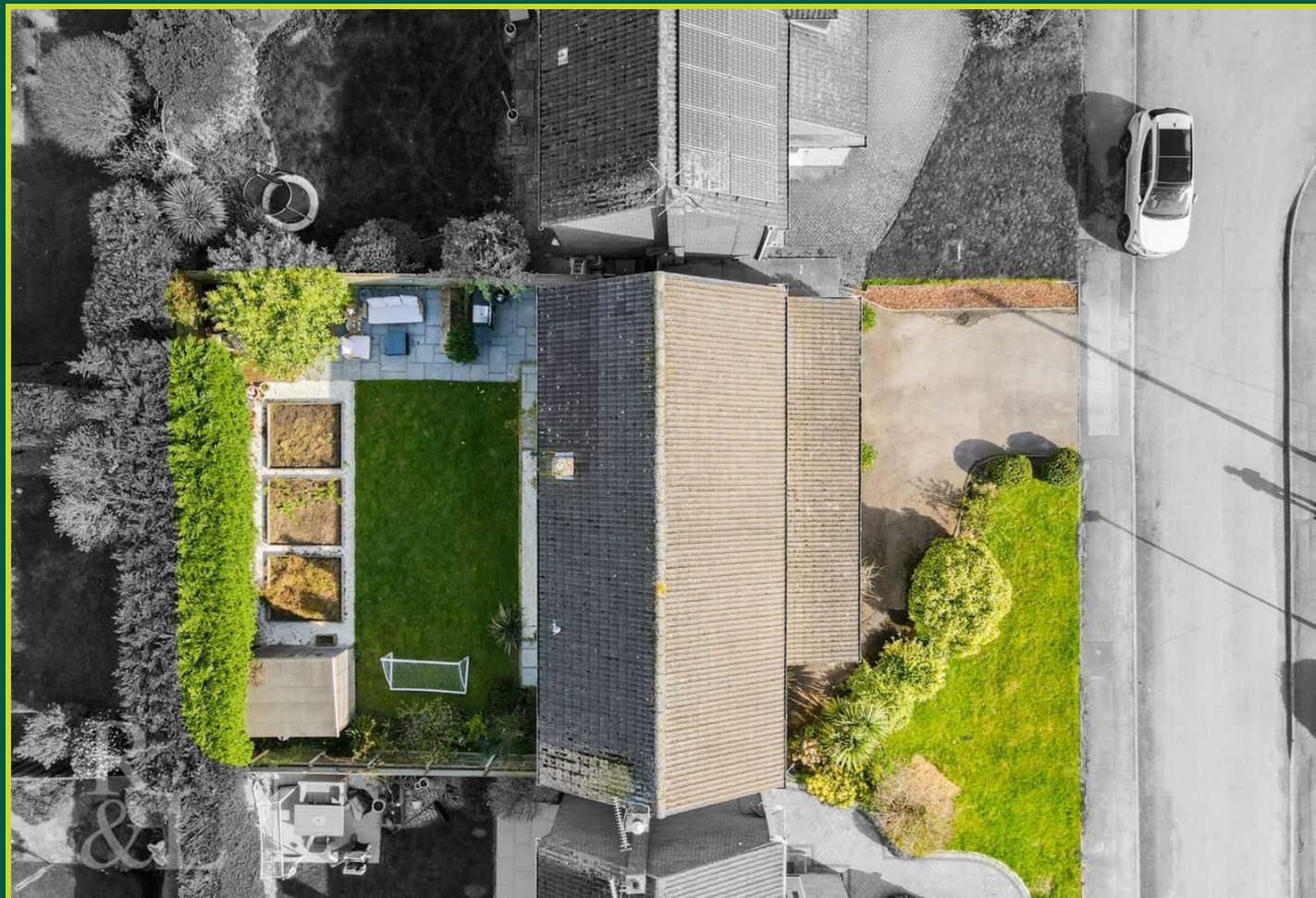
East Leake | LE12 6LW

£550,000

Royston and Lund are delighted to bring to the market this FIVE bedroom detached family residence located in the desirable village of East Leake. Boasting just under 2000 sq ft of immaculate interior accommodation. The current vendors have meticulously designed and fully refurbished the property throughout to a high standard.

Situated close by to numerous amenities such as local pubs, shops and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links to the surrounding villages and into the Loughborough Town and Nottingham City Centre. This property would be a perfect fit for a family.

Ground floor accommodation comprises a hallway upon entry that leads into the main reception room, dining room, a downstairs WC and staircase to the first floor. The living room displays shaker style wall panelling to the left hand side, housing a feature log burner for those winter months along with dual aspect window and glazed doors to the rear flooding the space with natural light. The dining room boasts more than enough room for family and friends and overlooks the front elevation. Off from the dining room is the open plan kitchen dining room and lounge area. The kitchen showcases high quality base and wall units housing top of the range integrated appliances such as an eye level oven, gas hob and extractor hood along with built in dishwasher and large island/breakfast bar making this space the true heart of the family home. The adjoining dining area demonstrates further expansive space for dining whilst granting access to the rear garden through bifold doors whilst following through to a further lounge area creating a true open plan feel to the ground floor. Off from the kitchen is a utility space featuring a wash basin and white goods and under stair storage.

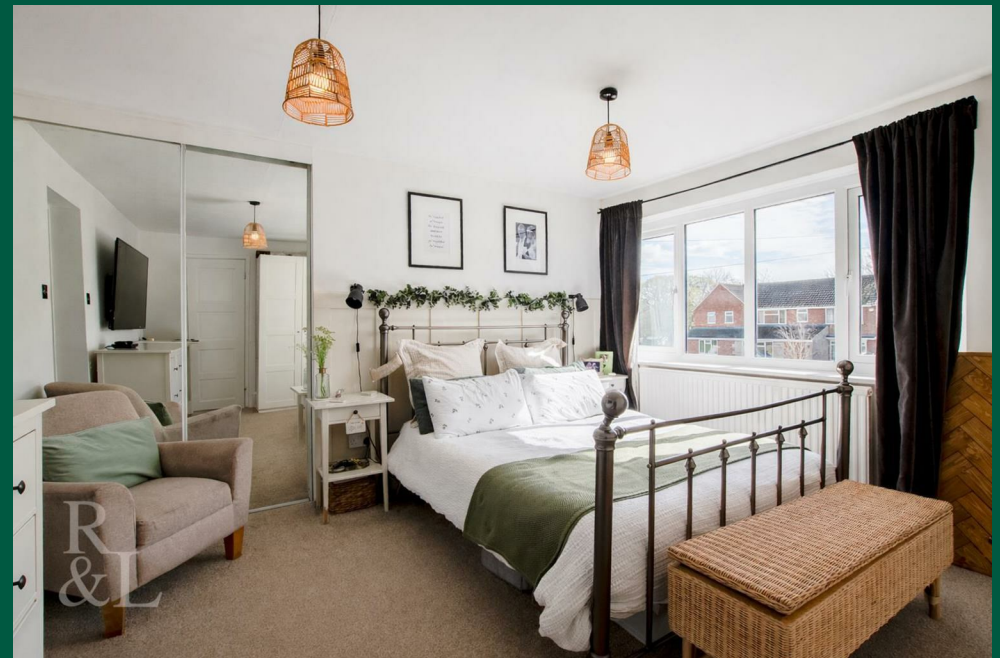




- Five Bedroom Detached Family Residence
- Exceptionally Well Presented And Fully Refurbished And Renovated Throughout
- Meticulously Designed And Thought Out By The Current Owners
- Quiet Cul De Sac Location With Village Church Views
- Open Plan Living
- High Quality Fixtures And Fittings Along With Top Of The Range Integrated Appliances
- Close By To Numerous Amenities
- Excellent Transport Links And In The Catchment Area For Well Regarded Schools
- EPC Rating - C
- Freehold - Council Tax Band - E



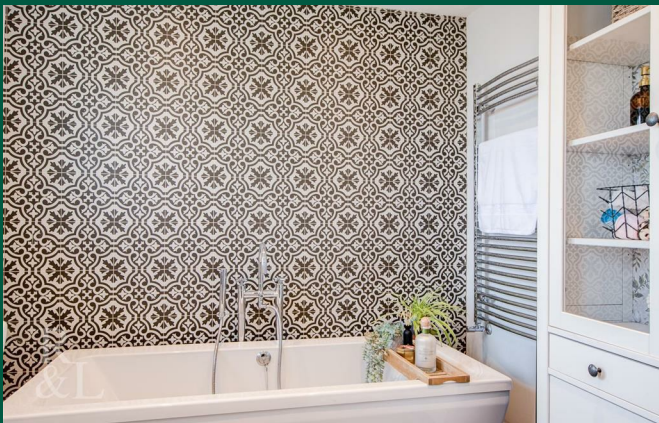








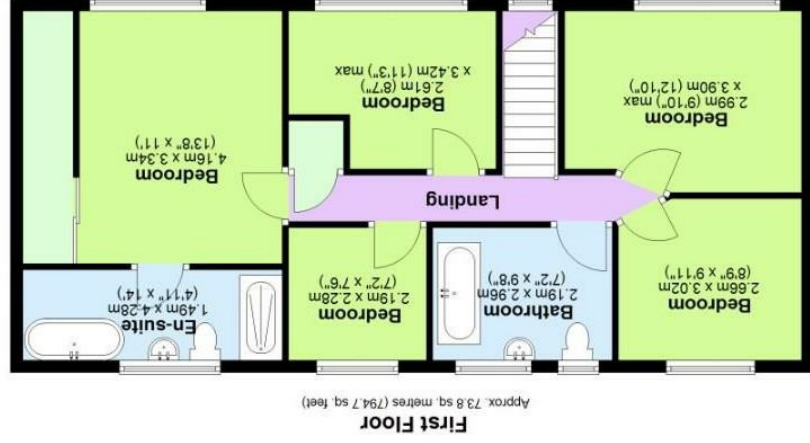
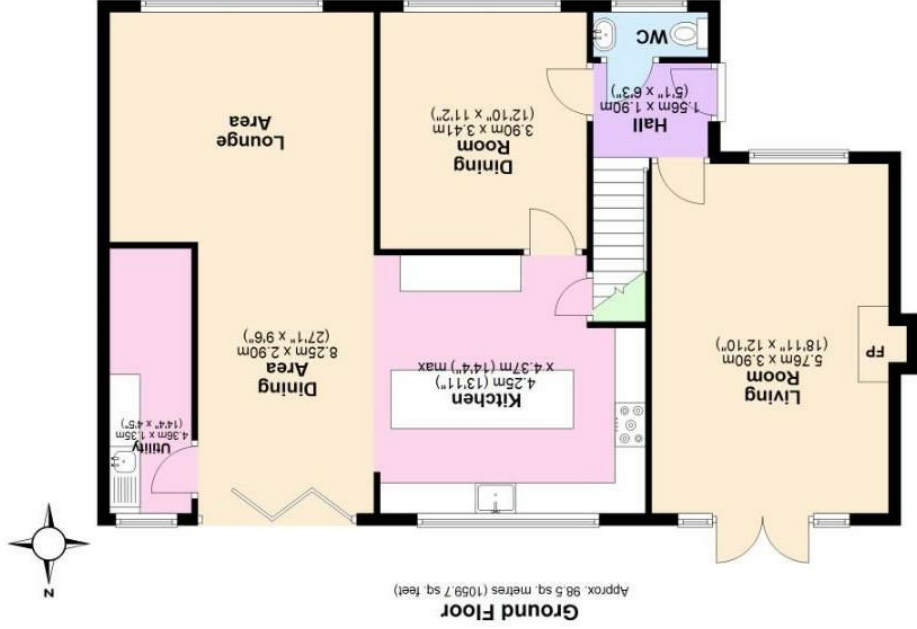
To the first floor there are five well proportioned double bedrooms. The master bedroom shows a four piece ensuite consisting of a separate bath and shower along with a wash basin and WC and built in wardrobes with sliding mirrored doors. The four remaining bedrooms are well sized doubles. The first floor additionally has a three piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.



Facing the property there is ample off street parking via a spacious double driveway with lawned area and mature shrubbery to the left aspect.

To the rear of the property there is a well maintained garden with patio and stoned bordered areas off from the glazed doors to the living room and bifolds to the kitchen dining room. To the right hand side you find outdoor seating areas and raised decking creating a perfect space for summer occasions and alfresco dining. The lawn itself is well presented with aligned planters to the rear aspect. The rear garden is surrounded with fenced and conifer borders.





Total area: approx. 172.3 sq. metres (1854.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0115 9811888

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	71	Potential
Not environmentally friendly - higher CO2 emissions	(81-91) B	76	Current
Energy Efficiency Rating		England & Wales	
Very environmentally friendly - lower CO2 emissions		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	(1-20) G		
Environmental Impact (CO ₂) Rating		England & Wales	
Very environmentally friendly - lower CO2 emissions		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	(21-38) F		
Energy Efficiency Rating		England & Wales	
Very energy efficient - lower running costs		EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20) G		



EPC