

The Green

East Leake, Loughborough, LE12 6LD

John German



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The image shows a bright, modern dining room. In the center is a white wooden dining table with a dark wood top, surrounded by white chairs with dark wood seats. A vase of colorful flowers sits on the table. Above the table is a large, ornate chandelier. To the right, a wooden side table holds a lamp with a pleated shade and a glass base. The wall is covered in a light-colored, patterned wallpaper. In the background, a living area is visible with a sofa, a television, and a fireplace. A large window on the left side of the room provides a view of the outdoors.

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Offers in excess of £260,000

This beautifully presented home is perfect for families seeking a ready-to-move-into property in a convenient village location. With a private south-facing garden ideal for outdoor living and entertaining, it offers both comfort and space in a setting close to schools, amenities, and green spaces.

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This property would be a perfect fit for professional couples, families and those wishing to downsize.

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 less than 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 three bedrooms, family bathroom, ground floor WC, open plan lounge diner and kitchen.

Externally, the property boasts a well-sized and private south-facing rear garden, offering a perfect space for relaxing or entertaining. Bifold doors open out onto a raised decking area, seamlessly connecting the indoor and outdoor spaces and making the most of the sunny aspect.

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: 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

www.rushcliffe.gov.uk

Our Ref: JGA/16052025

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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1188 ft²
 110.4 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		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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