

Bullfinch Close

East Leake, Loughborough, LE12 6YE

John German



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£400,000



A beautifully presented home, situated in a popular residential development, finished to an exceptional standard and enhanced with a range of high-quality upgrades and landscaped rear garden, offered to the market with no upward chain.

This fantastic home would make an ideal purchase for professional couples, growing or established families.

Thoughtfully upgraded beyond its original specification, the property offers stylish and well-balanced accommodation, perfectly suited to modern family living. Beautifully maintained, it effortlessly combines contemporary design with everyday practicality to create a home of exceptional quality.

The property is situated within one mile of the village centre, where a wide range of amenities can be found, including a doctor's surgery, dental practice, chemist, opticians and library. Everyday shopping needs are well catered for by a Co-Op supermarket, bakery and greengrocers, while a variety of coffee shops, pubs and eateries contribute to the village's welcoming community atmosphere.

Nearby conurbations of Loughborough (4 miles), Nottingham (8 miles), Derby (13 miles) and Leicester (13 miles) are easily accessible by car and regular bus services. Mainline rail services are available from both East Midlands Parkway (4 miles) and Loughborough (4 miles), whilst East Midlands Airport is approximately 20 minutes away by car. Commuters will also appreciate the excellent access to the M1 and A46

Accommodation comprises; four bedrooms, en-suite, family bathroom, ground floor W.C, utility room, study/playroom, spacious lounge with bay window, kitchen/diner, and formal dining room.

Externally, the property continues to impress with a beautifully landscaped rear garden, thoughtfully designed to create an attractive and versatile outdoor space for both relaxing and entertaining. A driveway provides off-road parking and leads to a single garage, completing this impressive home with excellent practicality.

Please note: Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

Communal maintenance charge: £320.60per annum (Premier Estates)

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Garage & driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/14072026

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.

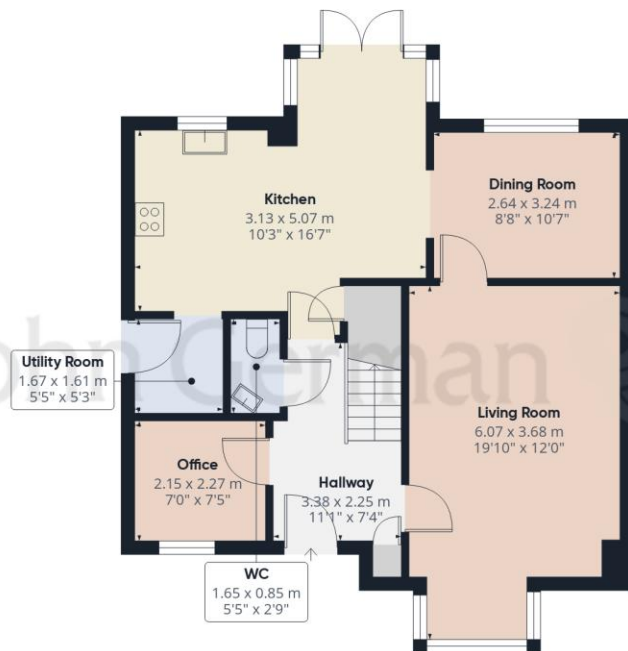




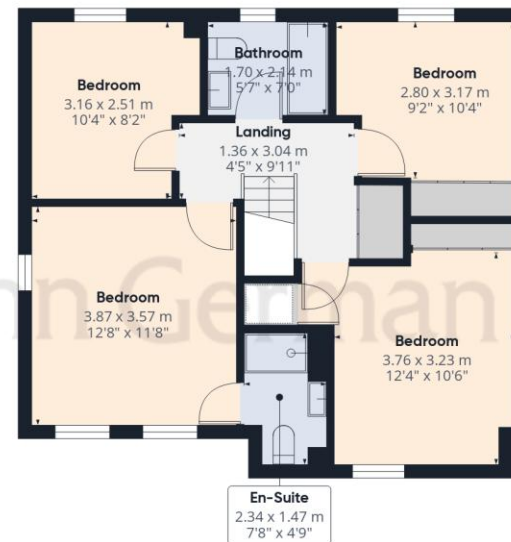




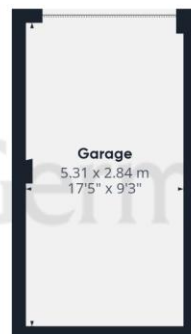




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

139.2 m²

1499 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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		93 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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