Leivers Close

East Leake, Loughborough, LE12 6PQ

John German




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Offers In Excess Of £325,000

Beautifully refurbished to a high standard in recent years, this impressive detached bungalow occupies a sought-after position in East Leake. Offering stylish open-plan living, two bedrooms, a sunroom and a south-facing garden, this superb home is ready to move straight into.



Having undergone an extensive programme of high-quality refurbishment within the last two to three years, this impressive two-bedroom detached bungalow offers beautifully presented, contemporary accommodation throughout. Finished to an excellent standard, with a stylish fitted kitchen, modern bathroom and en suite, the property is ready to move straight into without the need for further work.

The accommodation is thoughtfully arranged, with an entrance hallway leading through to the various rooms. The hallway houses large storage cupboards. The standout feature is the superb L-shaped open-plan kitchen, dining and living area, measuring approximately 21'2" x 20'9". The stylish fitted kitchen provides a modern and practical space, with ample room for dining and comfortable seating, creating an ideal environment for everyday living and entertaining. There are two well-proportioned bedrooms, both enjoying views towards the rear sunroom. The principal bedroom benefits from built-in wardrobes and a contemporary en suite shower room, fitted with a walk-in shower, wash basin and WC. The second bedroom, also boasting fitted wardrobes, has the added benefit of patio doors opening directly into the sunroom, offering flexibility to be used as a guest bedroom, additional sitting room or hobby space. The main bathroom is finished to a modern standard and features a generous walk-in shower, wash basin and WC. The sunroom is a particularly appealing addition, measuring approximately 19'6" x 8'10", providing a lovely space overlooking the rear garden and enjoying plenty of natural light.

Externally, the property continues to impress with a good-sized, south-facing rear garden, predominantly laid to lawn and providing an excellent space for outdoor relaxation and entertaining. There is also direct access into the garage from the rear garden. The garage incorporates a useful utility area with provision for a washing machine and additional storage. To the front, a private driveway provides off-road parking for two vehicles.

East Leake is a highly regarded and well-served village, offering an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, healthcare facilities and leisure amenities. The village is particularly popular with families, with local schooling including Brookside Primary School, Lantern Lane Primary and Nursery and East Leake Academy. For commuters, regular bus services connect East Leake with Loughborough and Nottingham, while the village also benefits from convenient road links towards the A6006, A60 and A453, providing access to the wider East Midlands. Loughborough and East Midlands Parkway railway stations offer further connections, including services towards Leicester, Nottingham and London. East Midlands Airport is also within convenient driving distance.

Overall, this is a superbly presented detached bungalow in a desirable village location, combining stylish modern accommodation with flexible living space, a south-facing garden and excellent parking. Offered with no upward chain, early viewing is strongly recommended.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/05112026



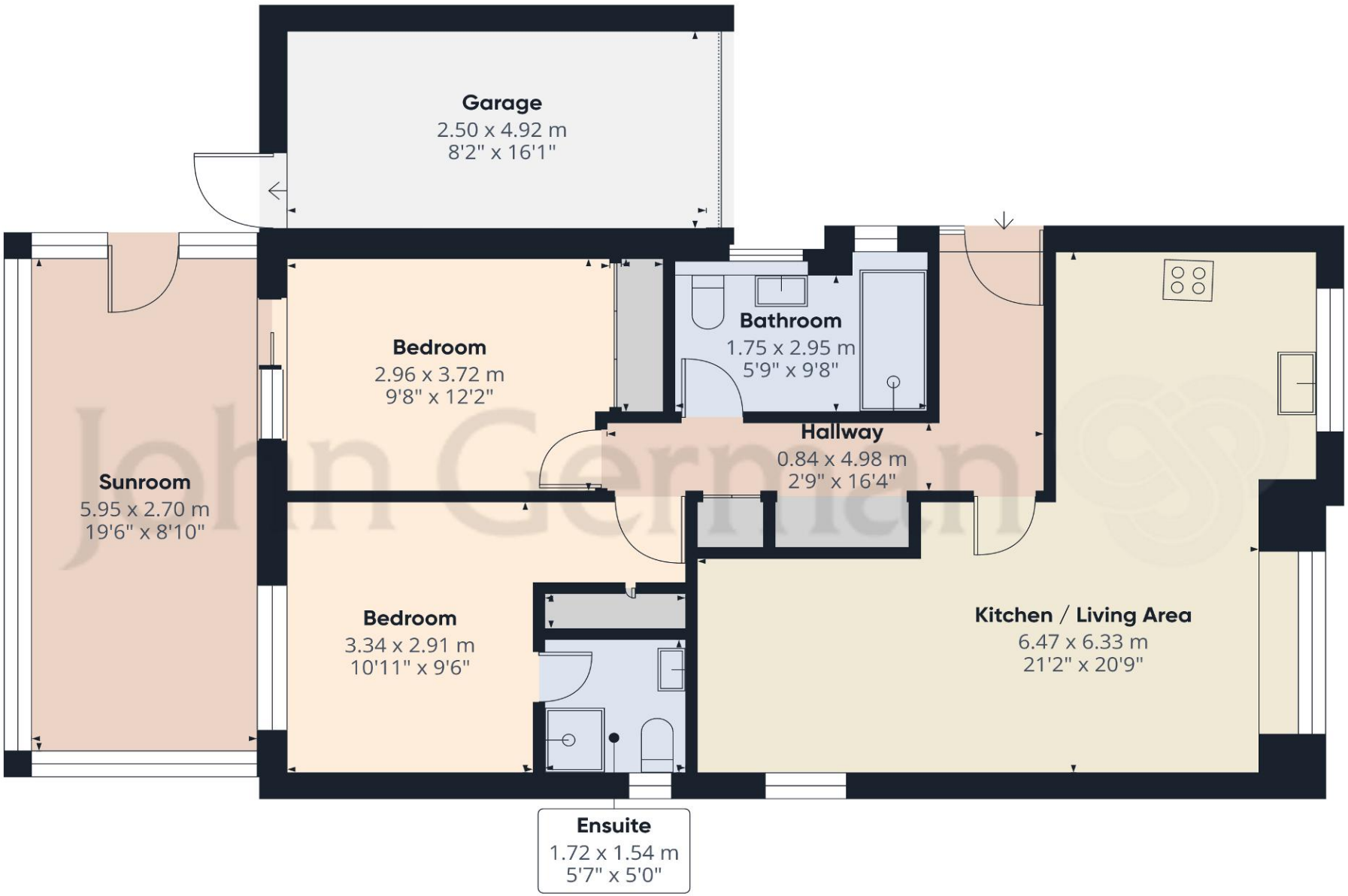



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Approximate total area(1)

98.6 m²

1061 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.

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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.

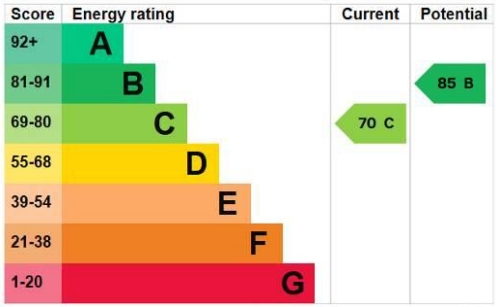
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.

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.



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