

Beech Avenue

East Leake, Loughborough, LE12 6NU

John German



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Offers In Excess Of £300,000

A beautifully presented three-bedroom detached home, thoughtfully improved and maintained to an excellent standard throughout. Offering stylish yet practical accommodation, this attractive property combines modern family living with a highly convenient village location.

This beautiful home would make an ideal purchase for first time buyers, professional couples or young families. The property is situated within one mile of the village centre, where an excellent 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, whilst a selection 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; three bedrooms, family bathroom and ground floor W.C, lounge, modern kitchen/diner and sunroom.

Externally, the property enjoys a private south-facing rear garden, featuring a combination of lawn and patio areas, providing an ideal space for both family life and outdoor entertaining. To the front, off-road parking is complemented by a partially converted garage, offering useful and versatile additional space.

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: Off road

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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

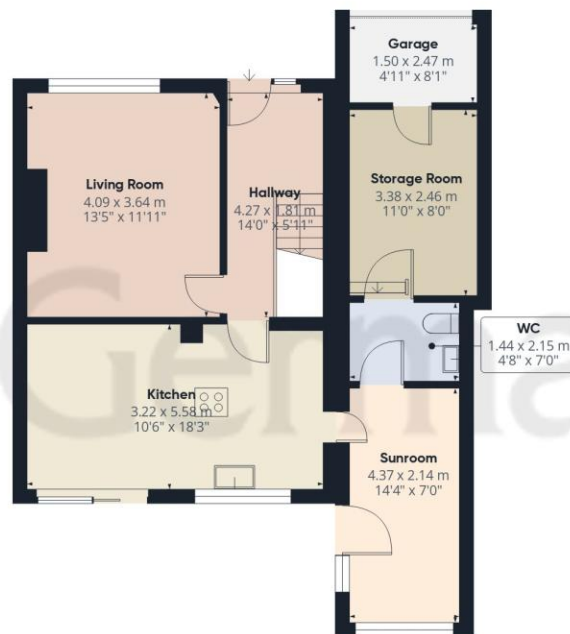
Our Ref: JGA29062026

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.





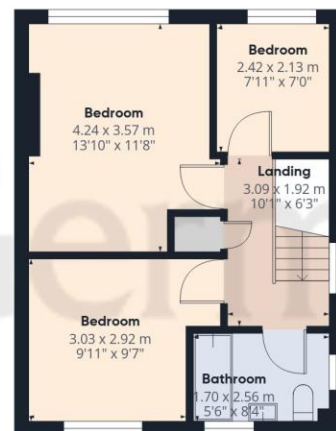


Ground Floor

Approximate total area⁽¹⁾

102 m²

1096 ft²



Floor 1

(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 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.

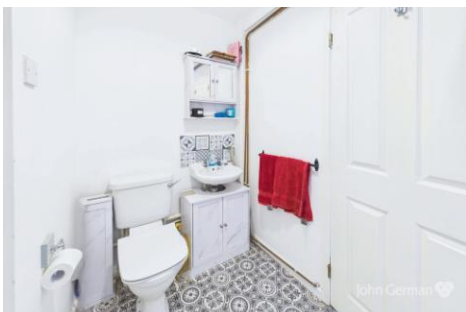
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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