



**Sand Martin Close**

East Leake, Loughborough, LE12 6YL

**Offers Over £300,000**

# Property Features

- VIDEO TOUR AVAILABLE
- IMMACULATE DETACHED HOUSE
- FOUR BEDROOMS
- MASTER EN SUITE
- 18FT LOUNGE
- FABULOUS LIVING/DINING/KITCHEN
- UTILITY AREA
- DOWNSTAIRS WC
- 6 YEARS NHBC LEFT
- DRIVEWAY AND GARAGE

## Full Description

**\*VIDEO TOUR AVAILABLE\*** STYLISH and SPACIOUS FAMILY HOME with 6 YEARS NHBC LEFT in a smart residential location. IMMACULATE THROUGHOUT and boasting a SUPERB LIVING/DINING/KITCHEN with INTEGRATES APPLIANCES, LIGHT AND AIRY, 18ft LOUNGE and WC to the ground floor, whilst upstairs provides FOUR BEDROOMS, master ENSUITE and family bathroom. Outside, the adjacent DRIVEWAY provides ample parking and leads to the GARAGE and a delightful, SOUTH FACING rear garden complements this BEAUTIFUL HOME in this much sought after village with a great range of amenities and highly regarded schools.

### ENTRANCE HALL

Front door into hallway, radiator, doors to W.C., lounge and kitchen diner, under stairs cupboard and stairs to first floor.

### W.C.

Fitted with a two piece suite comprising close coupled W.C. and pedestal wash hand basin, radiator and PVCu double glazed window to side elevation.

### LOUNGE

16' 5" x 11' 10" (5m x 3.61m)

PVCu double glazed bay window to front elevation and radiator.

### KITCHEN DINER

19' 2" x 12' 1" (5.84m x 3.68m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, integrated eye level oven, electric hob, stainless steel overhead extractor fan, integrated fridge freezer, integrated dishwasher, utility cupboard with cupboard housing boiler and under counter space with plumbing for washing machine, radiator, PVCu double glazed window to rear elevation and French doors to outside.



## LANDING

PVCu double glazed window to side elevation, radiator, loft access, doors to all bedrooms and bathroom and airing cupboard.

## BEDROOM ONE

11' 9" x 10' 1" (3.58m x 3.07m)

PVCu double glazed window to front elevation, radiator, built in wardrobes and door to en suite.



## EN SUITE

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and shower cubicle and radiator.

## BEDROOM TWO

10' 10" x 10' 5" (3.3m x 3.18m)

PVCu double glazed window to rear elevation and radiator.



## BEDROOM THREE

8' 6" x 7' 4" (2.59m x 2.24m)

PVCu double glazed window to rear elevation and radiator.

## BEDROOM FOUR

8' 10" x 7' 2" (2.69m x 2.18m)

PVCu double glazed window to front elevation and radiator.

## BATHROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over.



## GARAGE

Detached garage fitted with an up and over door and personnel door into garden.

## OUTSIDE

To the front of the property is a driveway providing off road parking for multiple vehicles and a gate giving access to the rear. To the rear is an enclosed garden with a patio area, lawn and flower borders.

## AGENTS NOTE

Please note there is a service charge which for this year was £257 for the year.

## Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.



## Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

## Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

## Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

## General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

## Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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