

Sinclair



68 Buzzard Way, East Leake

Loughborough

£265,000

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East Leake, Loughborough

Enjoying super countryside and fields views, being situated on the outskirts of a modern estate in the favoured village of East Leake and with ease of access to the well serviced village centre
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Super Countryside & Field Views
- Three Well Proportioned Bedrooms
- Downstairs WC
- Private Rear Garden
- Outskirts Of Estate
- Driveway For Two Vehicles



Entrance Hall

Entered through a uPVC door, stairs rising to the first floor, radiator, pendant light and access to the living room.

Living Room

13' 11" x 12' 0" (4.24m x 3.66m)

Having uPVC double glazed window overlooking the fields, continued timber effect vinyl flooring, pendant lighting and radiator.

Inner Lobby

Downstairs WC

Having a low level flush wc, pedestal wash has basin, chrome heated towel rail, extractor fan, and timber effect laminate flooring.

Dining Kitchen

15' 5" x 10' 1" (4.70m x 3.07m)

Having a range of wall and base unit with rolled edge worktops, four ring gas hob with extractor fan over, electric oven, wall mounted gas fired boiler, stainless steel one and a half sink drainer unit with swan neck mixer tap, space and plumbing for appliances. Also having uPVC double glazed window and french door out to the garden, timber effect flooring and storage cupboard.

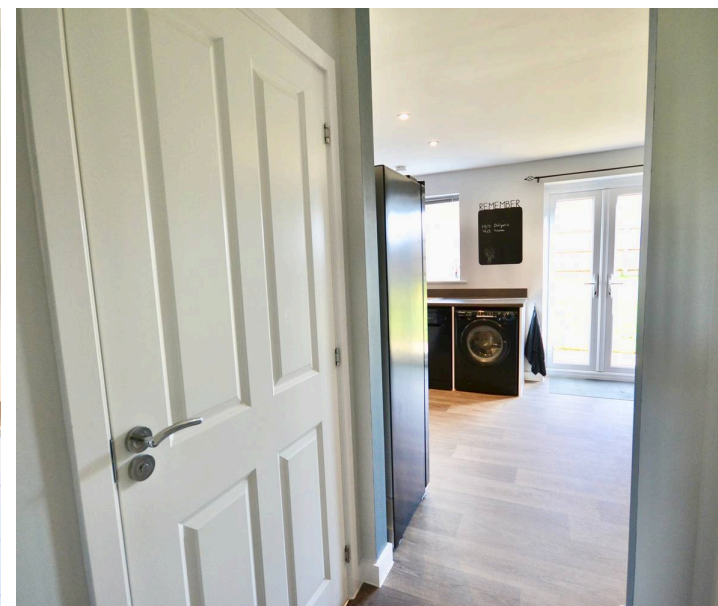
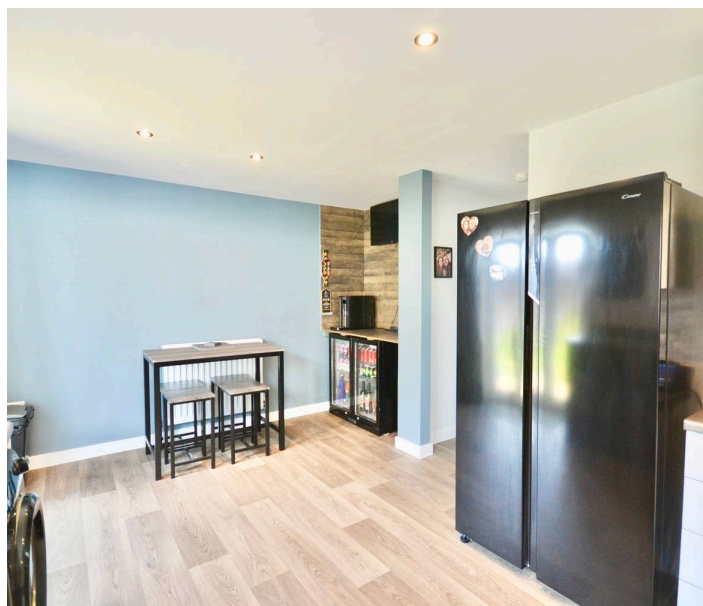
Landing

Stairs rising to the first floor gives way to three bedrooms and a bathroom, loft hatch and uPVC double glazed window to side.

Bedroom One

10' 5" x 12' 1" (3.18m x 3.68m)

(Measurements not including the alcove recess) having uPVC double glazed windows overlooking fields to the front, storage cupboard, pendant light and radiator.



Bedroom Two

12' 4" x 8' 3" (3.76m x 2.51m)

Having uPVC double glazed windows overlooking the garden, pendant light and radiator.

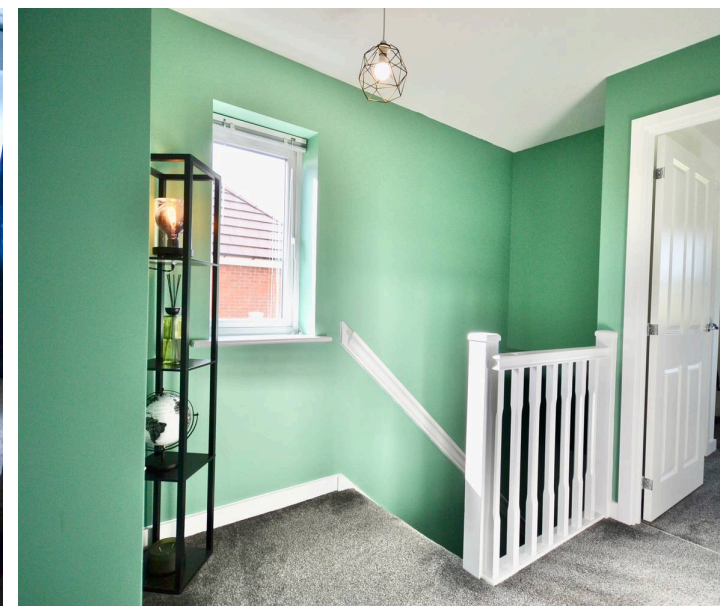
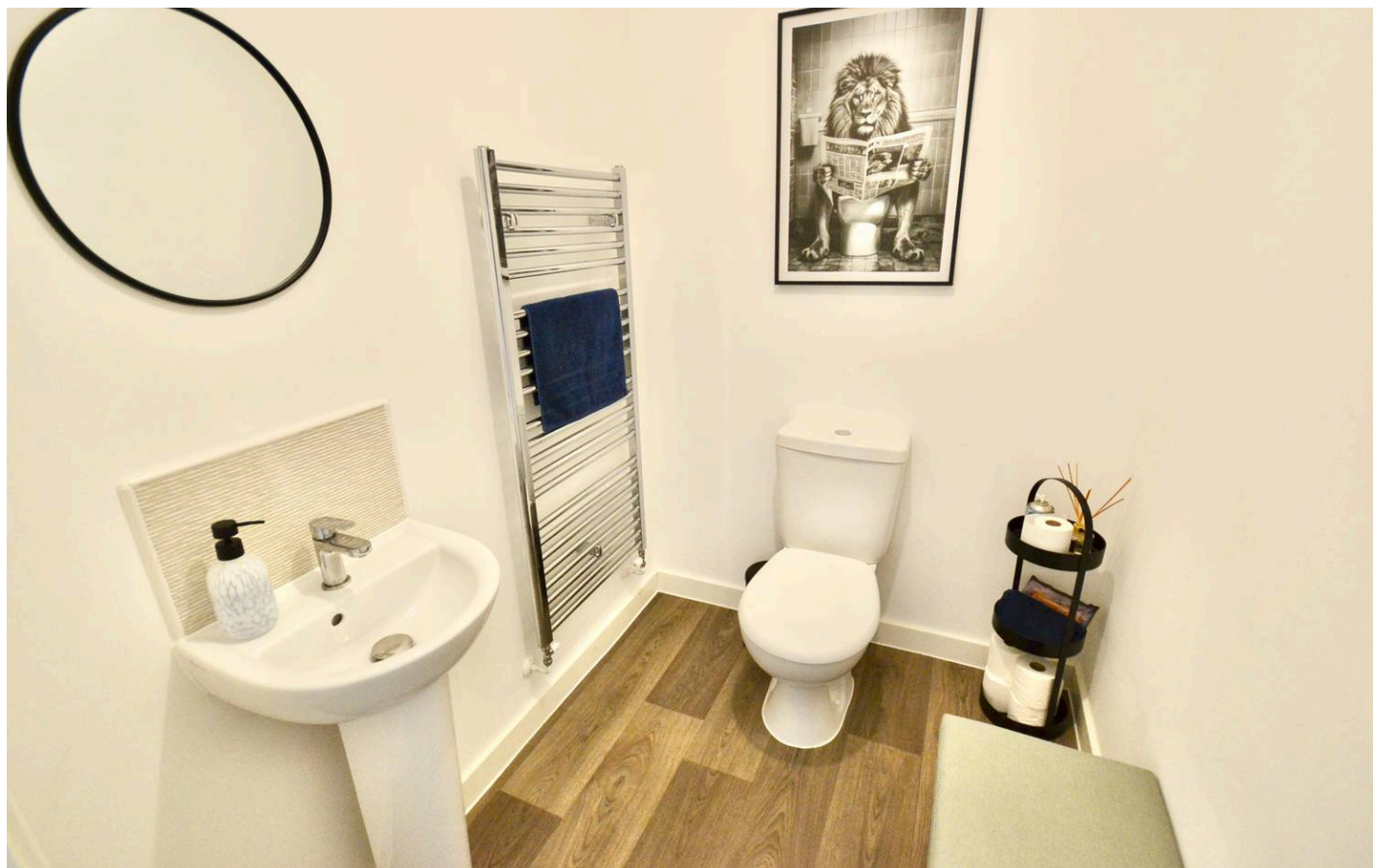
Bedroom Three

9' 0" x 7' 0" (2.74m x 2.13m)

(Measurements not including alcove recess) Having uPVC double glazed windows overlooking the garden, pendant light and radiator.

Bathroom

This three-piece suite comprises of a panelled bath with tiled splashback and thermostatic shower over, pedestal wash hand basin, low-level flush WC, shaving point, chrome heated towel rail, extractor fan and timber effect vinyl flooring.





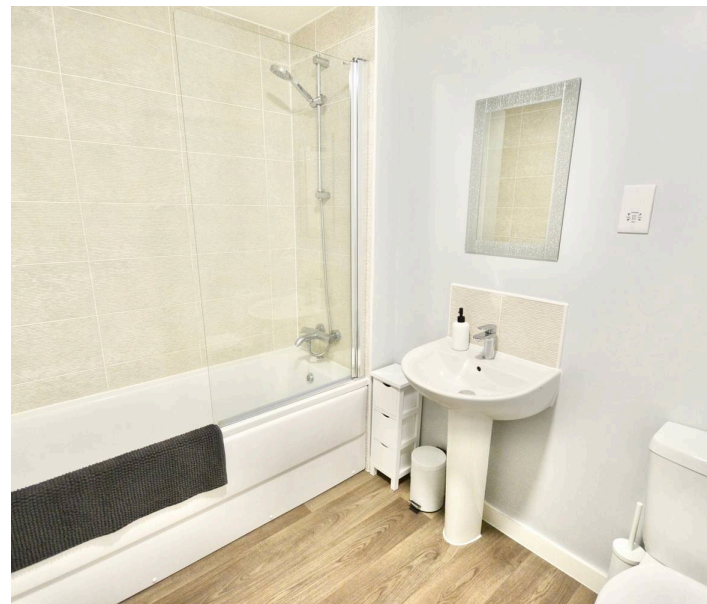
GARDEN

Mainly laid to lawn, with a patio seating area and side gated access to the driveway.

DRIVEWAY

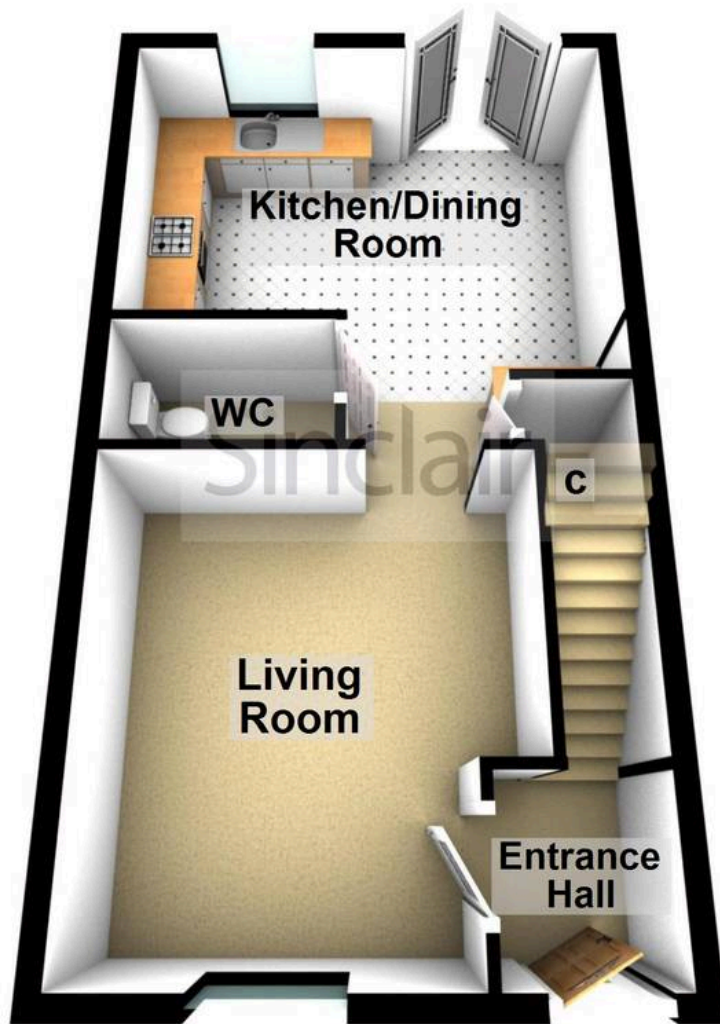
2 Parking Spaces

There is driveway to the side of the property providing off road parking for two cars.

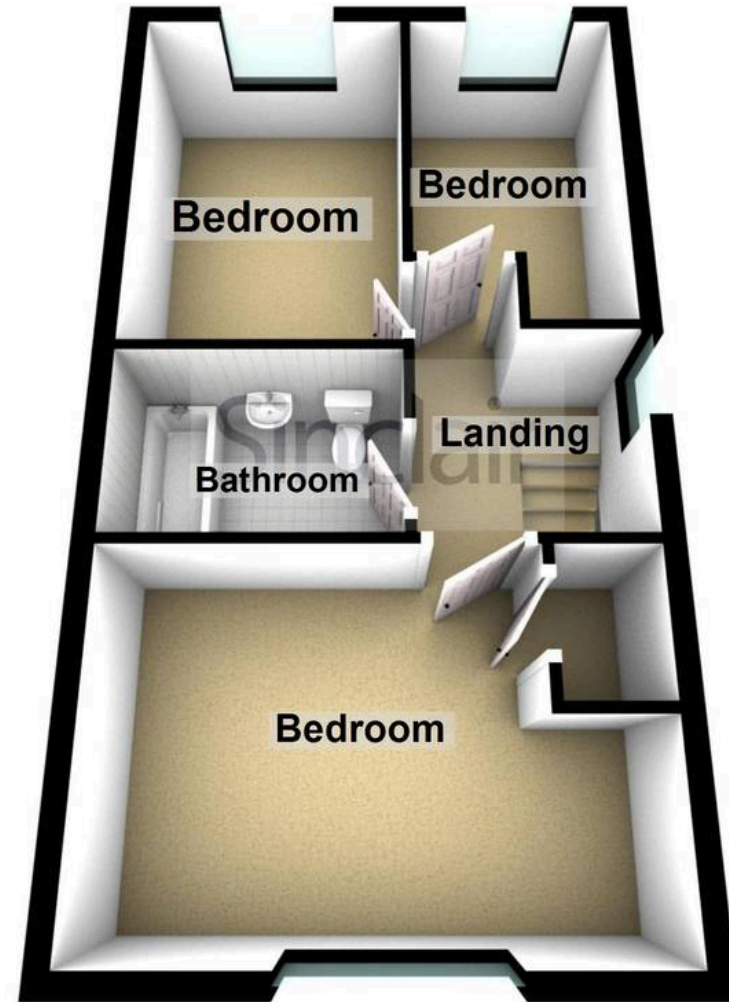




Ground Floor



First Floor





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