



46 Holme Avenue

East Leake | LE12 6QL | £215,000

ROYSTON  
& LUND

- Three Bedroom Semi Detached
- Ample Off Street Parking
- Larger Than Average Plot
- Close By To Numerous Amenities
- Ideal To Put Your Own Stamp On Things
- Modern Three Piece Bathroom
- Excellent Transport Links
- Viewing Highly Recommended
- EPC Rating - D
- Freehold - Council Tax Band - B





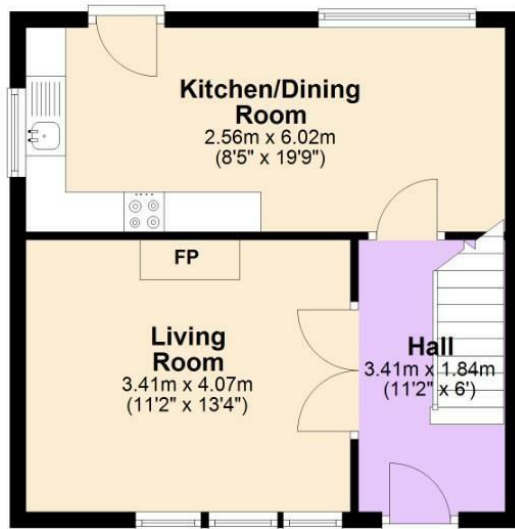
Royston and Lund are delighted to bring to the market this three bedroom corner plot semi detached property located in East Leake. Situated close by to numerous amenities that East Leake has to offer from local shops, pubs and cafes. Not to mention being in the catchment area for well regarded schools and having excellent transport links into Nottingham and Loughborough. This property would be a great fit for first time buyers or a growing family.

Ground floor accommodation consists of a main hallway leading to the main reception room, kitchen and staircase to the first floor. The living room is a generous size with French doors and a front aspect window flooding the room with natural light. The kitchen dining room is positioned to the rear aspect and showcases base and wall units that house integrated oven, hob and extractor hood along with more than enough room to add further freestanding appliances and rear door leading to the gardens.

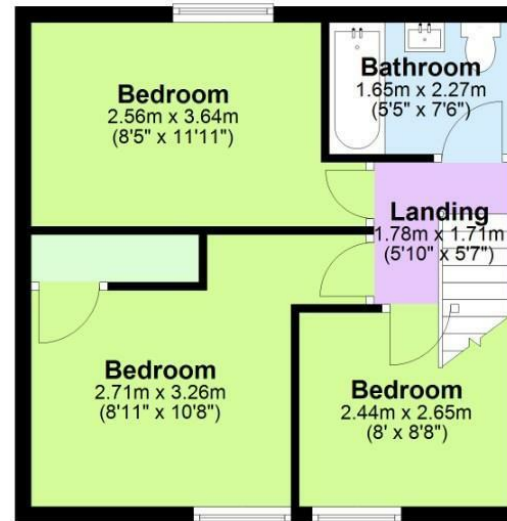
On the first floor there are three well proportioned bedrooms. The master bedroom and bedroom two are both doubles, the third bedroom is a spacious single. All three bedrooms share a three piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a large driveway with lawn space either side creating a larger plot than average. To the rear there is a patio area and further lawn space along with a convenient bricked storage shed.

**Ground Floor**  
Approx. 41.8 sq. metres (450.0 sq. feet)



**First Floor**  
Approx. 36.5 sq. metres (392.9 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**