



11 Cinnabar Way,  
Loughborough, LE12 6WN



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This stunning family home provides immaculate accommodation arranged over two floors. Situated in the sought after village of East Leake.

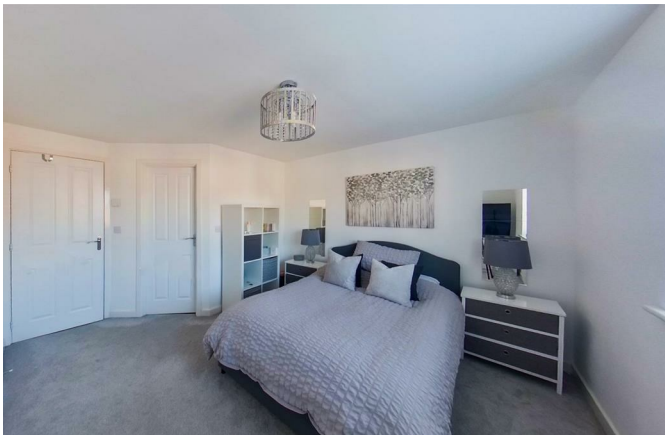
The property has gardens to both the front and rear, plus a driveway and an integral single garage (currently used as a home gym) providing off road parking for a number of vehicles. All bedrooms are spacious with the master having a ensuite shower room.

This property is within easy reach of peaceful countryside walks, and a wealth of local facilities including schools, shops, a nursery, library, leisure centre, and public houses. Excellent transport links provide access to Nottingham, Leicester, East Midlands Airport, and East Midlands Parkway train station.

Viewing is highly recommended.

**Offers Over £370,000**





### Directions

Cinnabar Way can be located off Leveret Way or Sheepwash Way, East Leake.

### GROUND FLOOR ACCOMMODATION

#### Canopied Composite Entrance Door

Opening to the:-

#### Entrance Hall

Stairs off the first floor, concealed shoe/storage cupboard, ceiling light point, door to the:-

#### Living Area

Window to the front elevation, ceiling light point, two radiators, double doors opening to the:-

#### Kitchen / Diner

KITCHEN AREA:- Fitted with a range of wall, drawer and base units, roll edge works surfaces, stainless steel sink and drainer unit with a mixer tap over, integrated appliances include a dishwasher, a fridge, a freezer, an oven, and an electric hob with an extractor hood over. Window to the rear elevation, island unit, large under stairs PANTRY store, space for an American style fridge/freezer, ceiling spot lights.

DINING AREA:- Ceiling spot lights, radiator, double doors opening to the rear garden.

#### Utility Room

Space and plumbing for a washing machine, space for a tumble dryer, boiler, ceiling spot lights, door into the ground floor wc, door opening to the side.

#### Ground Floor WC

Fitted with a low flush wc, and a pedestal wash hand basin. Ceiling spot lights.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Ceiling spot lights, storage cupboard, loft access hatch, doors into four bedrooms and the family bathroom.

#### Bedroom One

Window to the front elevation, ceiling light point, radiator, over stairs storage cupboard, door to the:-

#### En-Suite Shower Room

Fitted with a corner shower enclosure, a low flush wc, and a pedestal wash hand basin.

Ceiling light point, extractor fan

#### Bedroom Two

Window to the front elevation, ceiling light point, radiator.

#### Bedroom Three

Window to the rear elevation, ceiling light point, radiator.

#### Bedroom Four / Study

Window to the rear elevation, ceiling light point, radiator.

#### Family Bathroom

Fitted with a panelled bath, a low flush wc, and a pedestal wash hand basin.

Window to the rear elevation, towel rail, half height tiling to the walls.

### OUTSIDE

At the front of the property the garden is laid to lawn and a pathway leading to the entrance door.

The driveway provides off road parking for up to two vehicles, and in turn gives access to the INTEGRAL SINGLE GARAGE.

To the rear of the property, the garden includes a decked seating area, a shaped lawn, and a covered bar area.

#### Integral Single Garage

With an up and over door, power and lighting connected. (Currently used as a home gym).

#### Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,330.98.

#### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

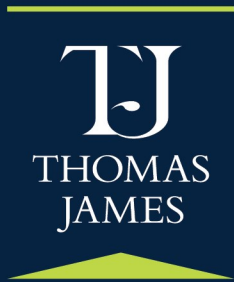
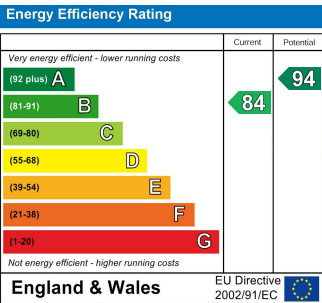


DISCLAIMER NOTES

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MONEY LAUNDERING

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