

## 4 Bed Semi-Detached In Buzzard Way East Leake, Loughborough, LE12 6BE

£79,350





## SHORT DESCRIPTION

Property Ref: 16212 Spacious 4 Bedroom Semi-Detached Home in a Sought-After East Leake Location. Situated in the popular village of East Leake, this well-presented four-bedroom semi-detached home on Buzzard Way offers generous living space, practical features, and a family-friendly setting — perfect for growing families or buyers seeking extra room to work from home. The property welcomes you with a bright and comfortable living room, ideal for relaxing or entertaining guests. The layout flows well, creating a warm and homely feel throughout. With four well-proportioned bedrooms, there is plenty of space for family life, guest accommodation, or a home office setup. A neatly presented family bathroom serves the household. Outside, the home benefits from both front and rear gardens, offering excellent outdoor space for children to play, summer gatherings, or keen gardeners. To the front, there is off-street parking for two vehicles, providing everyday convenience. Further benefits include a gas boiler heating system, ensuring comfort and efficiency all year round. Located in a desirable residential area, the property is within easy reach of local schools, shops, parks, and transport links, while still enjoying the charm and community feel East Leake is known for. A fantastic opportunity to secure a spacious family home in a great location — early viewing is highly recommended.

Property Type: Semi-detached Full selling price: £317400.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £79350.00 Monthly rent based on 25% share: £563.16 Remaining lease (In Years): 987 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £543.48 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

4

Bed Room(s)

1

Bath Room(s)

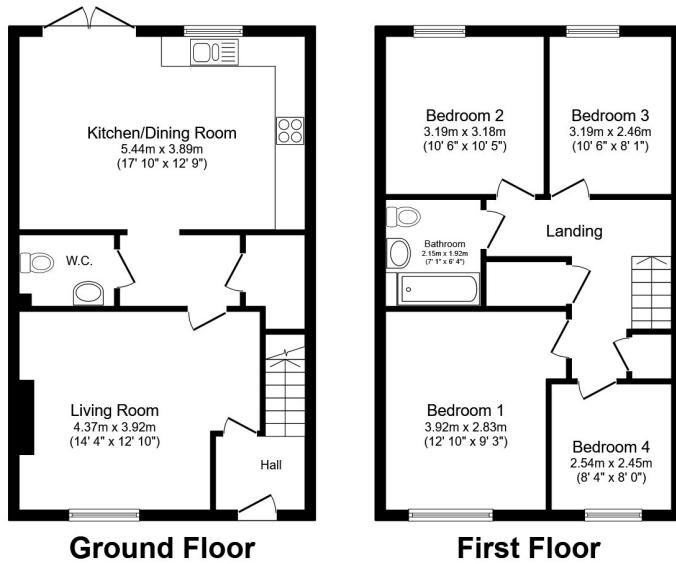
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



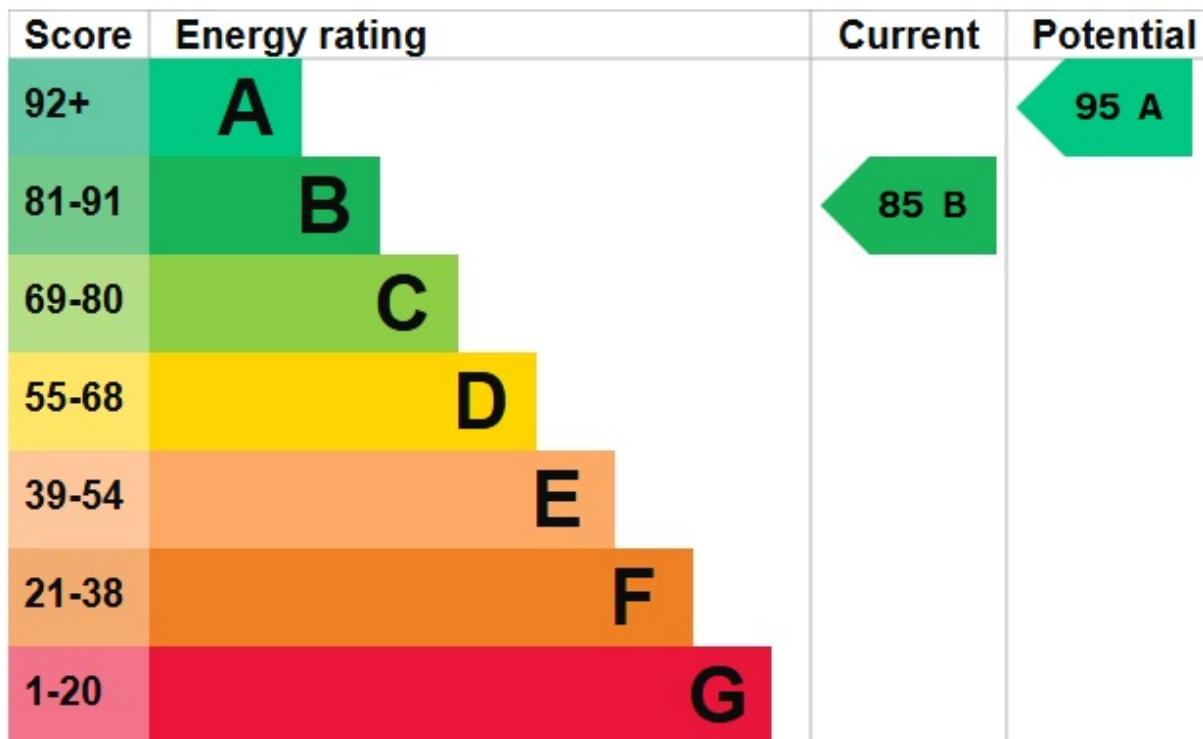
Total floor area 109.6 sq.m. (1,180 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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