



Truro Close, East Leake



£372,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- EXTENDED ACCOMMODATION
- BREAKFAST KITCHEN
- FEATURE GARDEN ROOM
- CONVERTED GARAGE
- FREEHOLD
- EPC rating D



Originally constructed circa 1973, this four bedroom detached home has benefited from multiple extensions and still has the propensity of a front addition that many residents have done to create an ensuite at the front if so required. To the rear of the property there is a substantial garden room with bi-fold doors leading from the lounge, whilst the kitchen has also been enlarged to create a spacious breakfast kitchen and the garage has been converted into a family room.

Full double glazed with a very recently installed combination boiler, the full layout consists of hall with timber effect laminate flooring, ground floor wc. Lounge with a feature focal point of a real flame effect gas fire on a raised marble effect hearth with matching back and timber surround. The aforementioned bi-fold doors into the garden room which has a pitched roof and LED lighting within, the sills below the double glazed windows are granite with double doors leading out to the garden. The breakfast kitchen has space for an eight ring cooker, integrated dishwasher, fridge, washing machine and tumble dryer. whilst the family room provides excellent further amenity approaching 17ft in length whilst the under stairs cupboard is ideal for storage.

The first floor has four good sized bedrooms, the master has built in wardrobes and a cupboard over the stairs, the bathroom has been enlarged creating a four piece suite with full tiling to the walls and a choice of rainhead and handheld shower fittings within the cubicle, LED lighting and a designer centrally heated towel rail.



At the front, the driveway provides off road parking and low maintenance foregarden could also be used for additional parking if require. At the rear, the garden is ideal for entertaining having a full width Indian slate paved patio followed by a gravelled area with timber pergola, a lawned section, the garden faces due west benefiting from sunshine from mid morning through to sunset.

Truro Close itself is within Brookside school catchment and easy walking distance to the village via the walkways that exist within the estate and Meadow Park.

To find the property, leave the village centre and proceed along Main Street towards the church, turning right here onto Station Road, first right onto Bateman Road, first left into Truro Close where the property is situated on the right hand side.

HALL 2.08m x 1.04m (6.8ft x 3.4ft)

GROUND FLOOR WC 1.91m x 0.91m (6.3ft x 3ft)

LOUNGE 6.07m x 3.94m (19.9ft x 12.9ft)

GARDEN ROOM 3.71m x 3.1m (12.2ft x 10.2ft)

FAMILY ROOM 5.13m x 2.46m (16.8ft x 8.1ft)

BREAKFAST KITCHEN 4.85m x 3.51m (15.9ft x 11.5ft)

BEDROOM ONE 3.81m x 2.87m (12.5ft x 9.4ft)



BEDROOM TWO 3.15m x 3.05m (10.3ft x 10ft)

BEDROOM THREE 2.87m x 2.54m (9.4ft x 8.3ft)

BEDROOM FOUR 2.51m x 2.13m (8.2ft x 7ft)

FAMILY BATHROOM 3.18m x 1.78m (10.4ft x 5.8ft)

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band D.

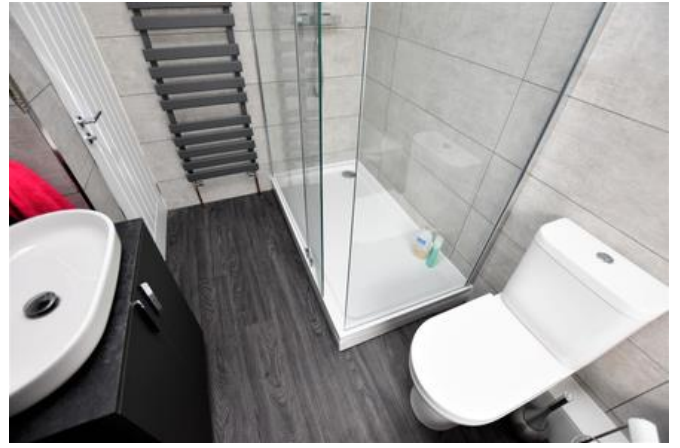
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REFERRALS

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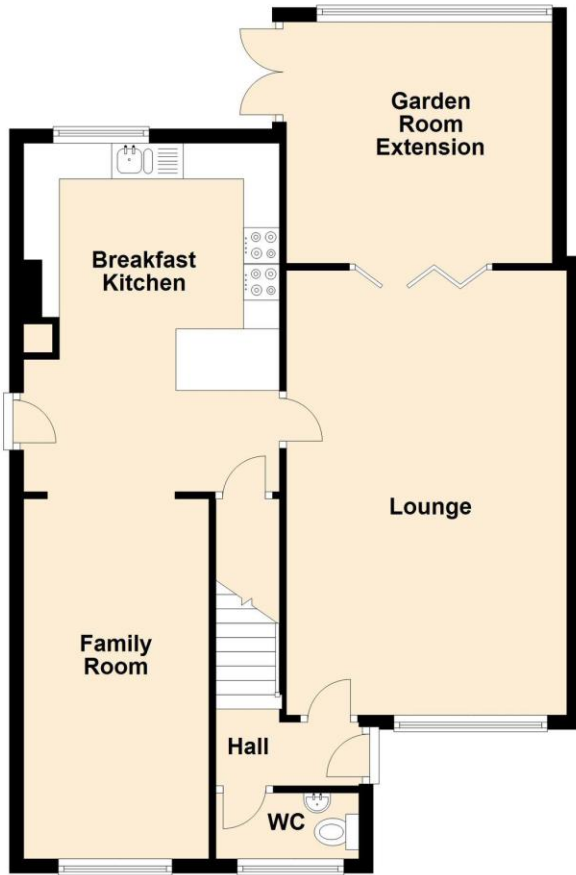






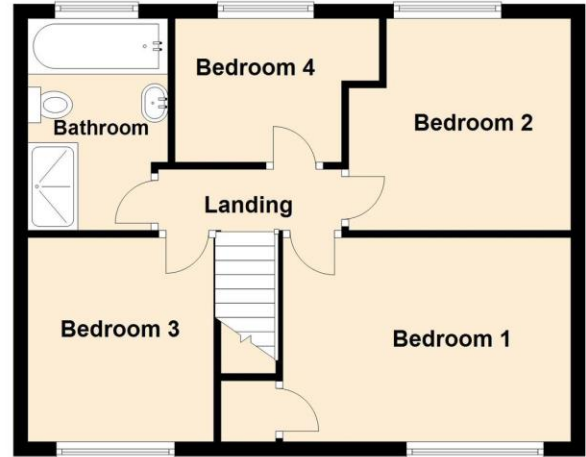
Ground Floor

Approx. 76.2 sq. metres (819.9 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



Total area: approx. 121.2 sq. metres (1304.3 sq. feet)



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