



Truro Close, East Leake



**£357,000**

- IMPRESSIVE DETACHED FAMILY HOME
- IMMACULATELY PRESENTED INTERIOR
- GENEROUS LOUNGE
- GARDEN CONSERVATORY
- BREAKFAST STYLE SHAKER KITCHEN
- FOUR BEDROOMS
- FREEHOLD
- EPC rating E





An impressive and immaculately presented detached family home occupying this quiet head of cul-de-sac location just a short stroll from countryside walks in the nearby Meadow Park, village centre shops and popular Brookside Primary school catchment.

A great home for the young and growing family, the accommodation has a modern feel throughout and you enter the home through the hallway with ground floor wc and handy pedestrian door through to the garage.

The lounge is over seven metres in length creating a huge space for family living and entertaining etc and this is centred around a quality contemporary black granite fireplace with gas fire and one end of the lounge is utilised as a study zone. Sliding patio doors lead into a uPVC full height glass conservatory enjoying views of the garden whilst the kitchen has space for a breakfast table along with plumbing for washing machine and dishwasher. Built in electric oven, four ring gas hob, extractor and integrated fridge and freezer. There is a useful under stairs storage pantry and side entrance door leading around to the back garden.

Upstairs there are four bedrooms, three double and a white family bathroom with over bath Triton electric shower and airing cupboard housing the Ideal combination gas central heating boiler.



The broad frontage offers at least four car parking and/or space for a caravan or motorhome and this leads to an integral single garage with up and over door, light and power. Gated access to the side leads around to a low maintenance rear garden with full width paved patio, gravelled sitting areas and space for a garden shed.

**ENTRANCE HALL** 2.07m x 0.91m (6.8ft x 3ft)

**GROUND FLOOR WC** 1.93m x 0.91m (6.3ft x 3ft)

**LOUNGE** 7.28m x 3.93m (23.9ft x 12.9ft)

**BREAKFAST KITCHEN** 3.51m x 3.28m (11.5ft x 10.8ft)

**GARDEN CONSERVATORY** 3.33m x 2.35m (10.9ft x 7.7ft)

**BEDROOM ONE** 3.99m x 2.89m (13.1ft x 9.5ft)

**BEDROOM TWO** 2.93m x 3.07m (9.6ft x 10.1ft)

**BEDROOM THREE** 2.88m x 2.52m (9.4ft x 8.3ft)

**BEDROOM FOUR** 2.51m x 2.11m (8.2ft x 6.9ft)

**FAMILY BATHROOM** 3.09m x 1.81m (10.1ft x 5.9ft)





## FIND THE PROPERTY

From East Leake village centre proceed along Main Street heading towards the church on Brookside turning right onto Station Road, next right onto Bateman Road and first left into Truro Close where the property is situated on the left hand side identified by the agent's 'For Sale' board.

## SERVICES & TENURE

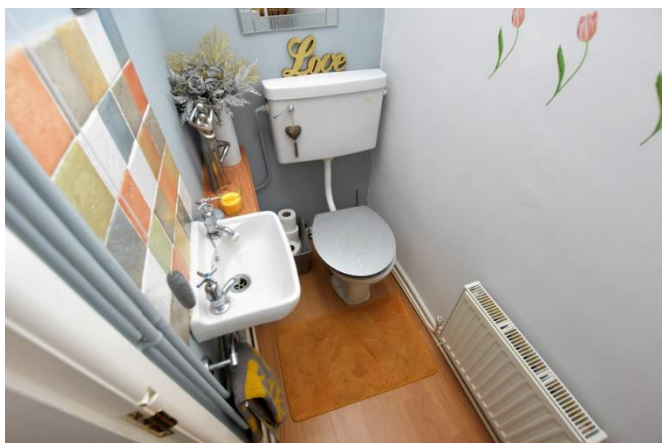
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band D.

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

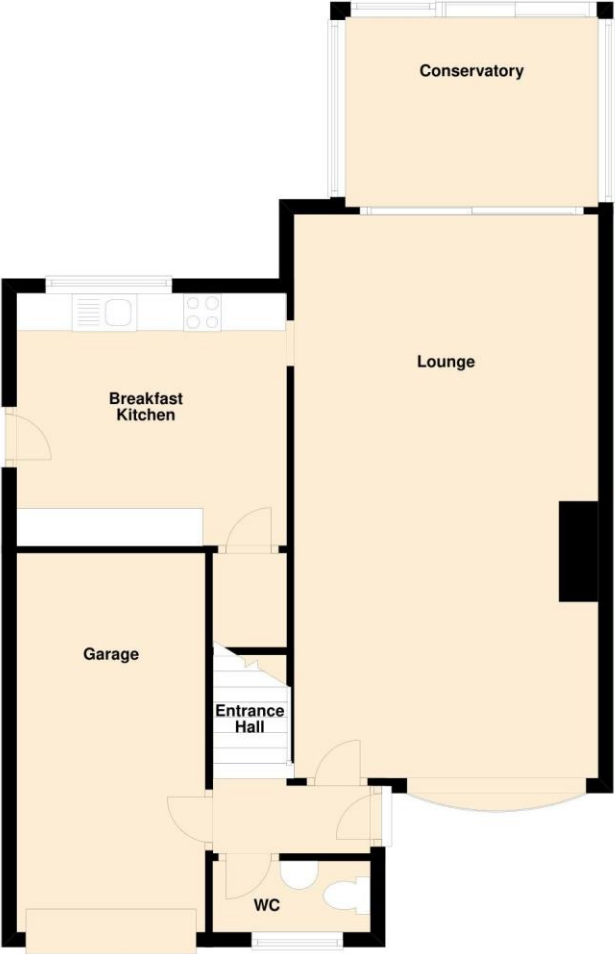
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



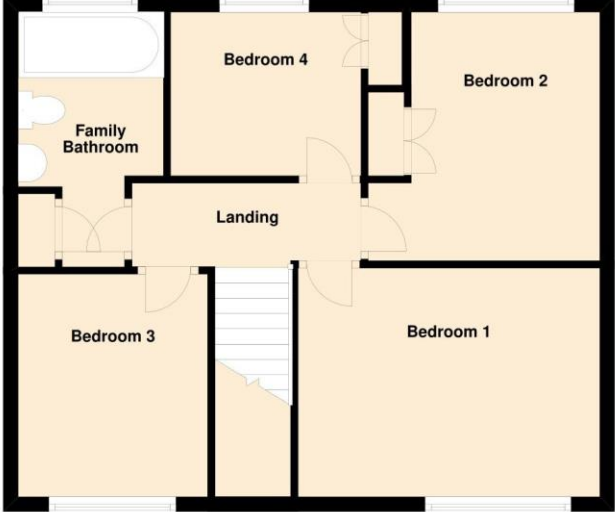




Ground Floor



First Floor







Newton Fallowell East Leake

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