



Gotham Road, East Leake



£215,000

- TWO BEDROOM TERRACE
- FEATURES THROUGHOUT
- EXTENDED KITCHEN
- WOOD BURNING STOVE
- FOUR PIECE BATHROOM
- GOOD SIZED PLOT
- FREEHOLD
- EPC rating E



A rare opportunity to purchase a period property within the village of East Leake.

This 2 storey, 2 double bedroom mid terrace residence has a good size garden with East / West orientation and a wealth of internal features which include an open fire and separate dual fuel stove along with a 'stunning' four piece bathroom and oak flooring at ground floor. The full accommodation in brief comprises of dining room, lounge, extended kitchen, side utility, two double first floor bedrooms and four piece bathroom suite.

At the front there is off road carparking, the rear garden is mainly laid to lawn and special reference should be made to the site map to fully appreciate the size of plot on offer.

East Leake village has a excellent communication links and proximity to Derby, Leicester and Nottingham, M1, M42 and the parkway railway station at Ratcliffe On Soar.

To find the property - From the East Leake village centre proceed along Gotham Road, at the roundabout continue straight on then shortly afterwards number 3 The Cottages is situated on the left hand side as identified by the agents 'For Sale' board.



DINING ROOM 3.66m 2.13m x 3.66m

LOUNGE 3.78m x 3.71m

KITCHEN 5.64m x 2.11m

UTILITY 5.64m x 1.37m

BEDROOM ONE 3.78m x 3.63m

BEDROOM TWO 3.66m x 2.79m

BATHROOM

SERVICES & TENURE

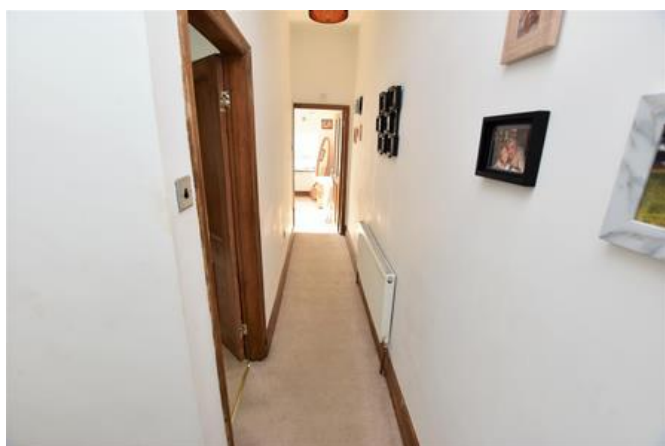
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band A - Please note that the EPC was carried out before the new boiler was installed so the figures don't reflect this.

DISCLAIMER

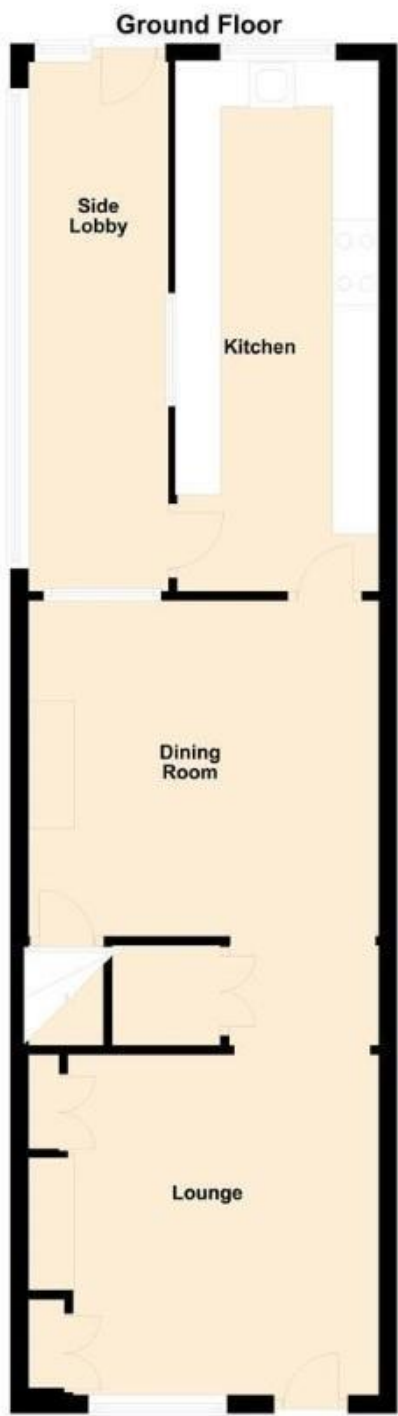
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.









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