



Rempstone Road, East Leake



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£435,000



Key Features

- INDIVIDUAL DETACHED PROPERTY
- FOUR BEDROOMS
- OPEN FIELD VIEWS
- 1,678 SQUARE FEET
- FEATURE KITCHEN DINER
- PRIVATE GARDEN
- EPC rating C
- Freehold





This individual substantial family home has an enviable position within the village facing open fields and providing approximately 1,678 square feet over two floors. The architectural design at first floor incorporates dormer windows and the choice of brickwork by Housdens Builders should also appeal.

Initially on entry, the large polished floor tiles are complemented by neutral wall decoration with crisp white woodwork. The family room to the front is open to interpretation with regards its use and could be a study/office or hobby space, the ground floor wc is adjacent and there is a useful under stairs cupboard. Within the hallway is access to the garage.

The lounge is to the rear of the property and has a pair of double glazed doors with fixed panels adjacent out to the garden. Contemporary gas fire provides a focal point to the room which is particularly broad in its extent.

The kitchen diner benefits from a separate utility, there are ample storage cupboard units and integrated appliances include a dishwasher, four ring gas hob with electric oven beneath by AEG with stainless steel extractor hood above. There is also an integrated fridge freezer. The central island provides further drawer units. To the dining section there is further natural lighting and access to the garden via double doors, the floor tiles match those of the design in the hall and this continues through to the utility room. Within the utility is a second sink unit, single eye level cupboard discreetly housing the Gloworm central heating boiler, a further double cupboard, plumbing for a washing machine and space for a tumble dryer. Side access door.

At first floor the master bedroom spans over five meters making for a very impressive master bedroom. Add to this the field views, cupboard over the stairs and en suite, which is sizeable and has a three piece suite with Roca sanitaryware and Quadrant shower cubicle with mains shower within.

The second double bedroom is also to the front facing south west, once more with a dormer design and single cupboard. Bedroom three is to the rear with a bespoke built in double wardrobe, rear dormer window and is a good size third. Bedroom four finally also has a rear dormer, single storage cupboard and is ideal as a child's bedroom.

The bathroom has a 'P' shaped bath with mains shower, hinged screen, Roca sanitaryware, majority tiling to walls with recessed LED lighting and large centrally heated towel rail.

Outside to the front a block paved driveway allows off road parking for three vehicles working in conjunction with the garage. Whilst at the rear there is a full width paved patio, the right hand side is paved with an access gate, the garden is majority lawned and to the left hand elevation a second gate with the plot widening at this point (see site plan). The garden is private, not overlooked from beyond.

To find the property, from East Leake village centre proceed along Main Street which becomes Brookside, at the roundabout continue ahead on to Kirk Ley, at the top turn right on to Rempstone Road where the property is situated on the right hand side identified by the agent's 'For Sale' board.







HALL 4.61m MAX x 2.10m (15'1" x 6'11")

LOUNGE 5.10m x 4.03m (16'8" x 13'2")

KITCHEN DINER 4.91m x 3.97m (16'1" x 13'0")

UTILITY ROOM 2.62m x 1.44m (8'7" x 4'8")

GROUND FLOOR WC 1.85m x 0.73m (6'1" x 2'5")

FIRST FLOOR LANDING 4.45m x 0.91m (14'7" x 3'0")

BEDROOM ONE 5.21m x 3.50m (17'1" x 11'6")

EN-SUITE 2.67m x 1.61m (8'10" x 5'4")

BEDROOM TWO 4.58m x 2.65m (15'0" x 8'8")

BEDROOM THREE 3.98m x 2.18m (13'1" x 7'2")

BEDROOM FOUR 2.92m x 3.08m (9'7" x 10'1")

FAMILY BATHROOM 2.71m x 1.83m (8'11" x 6'0")



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 E.

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

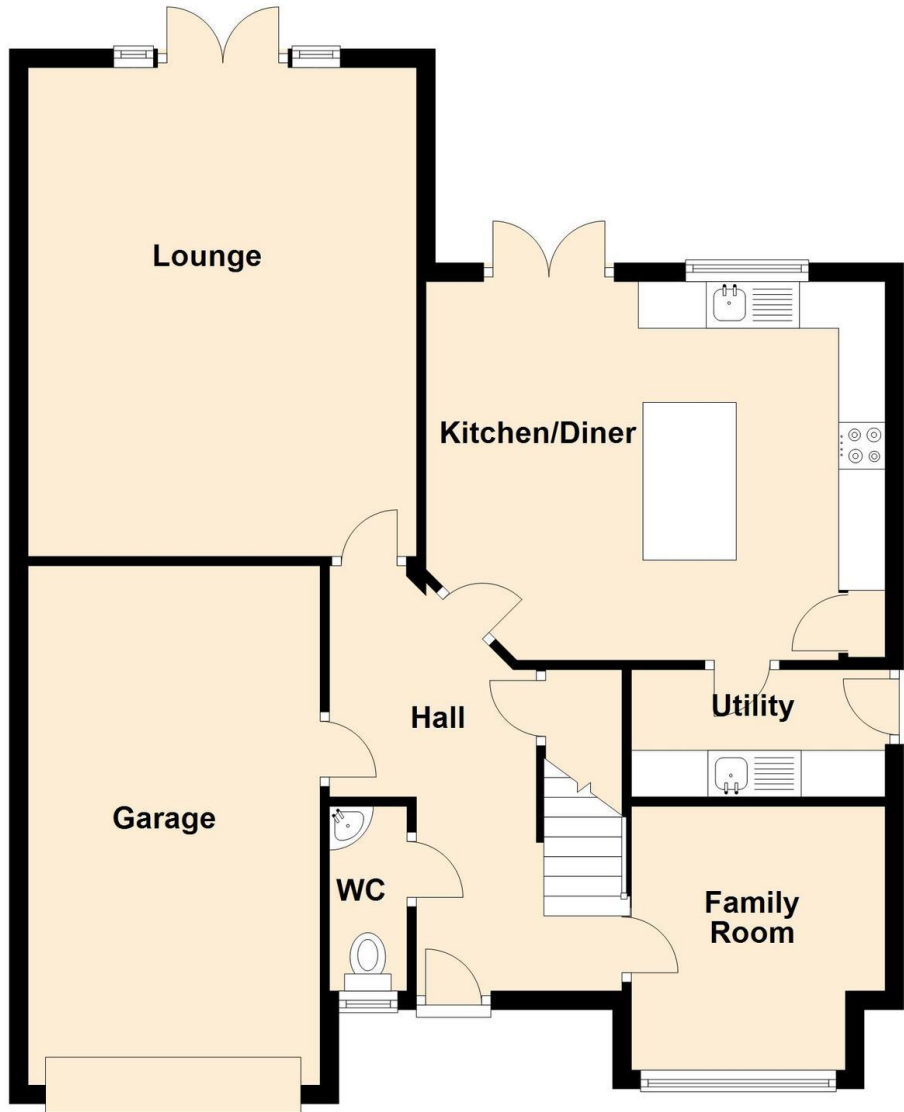
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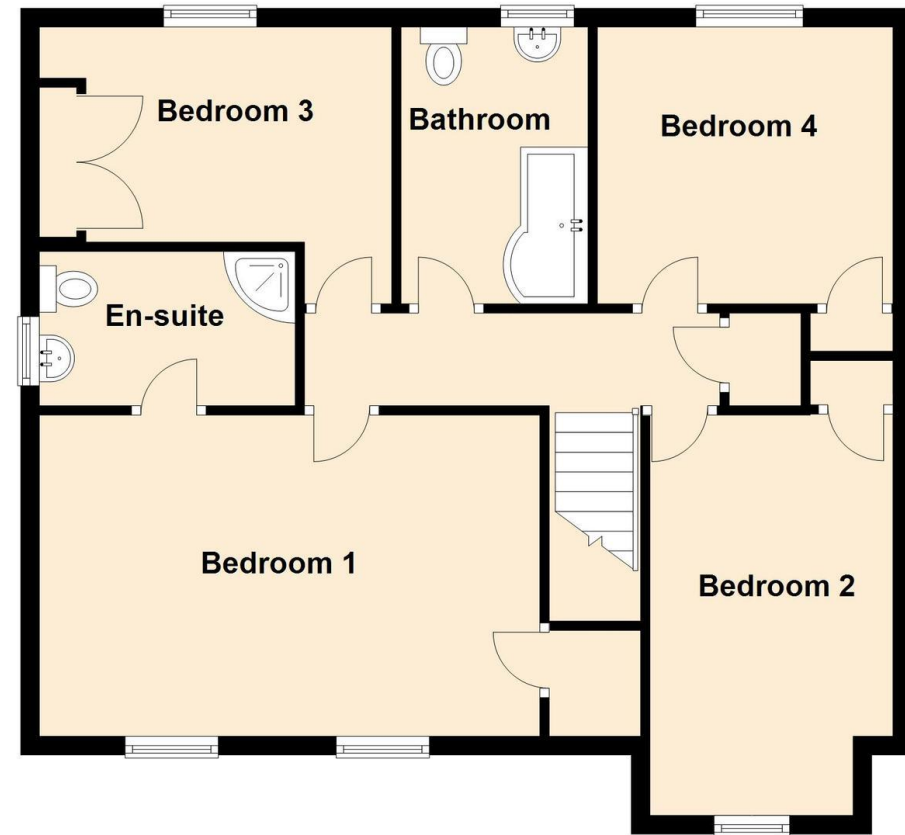
Ground Floor

Approx. 84.7 sq. metres (911.4 sq. feet)



First Floor

Approx. 71.5 sq. metres (769.9 sq. feet)



Total area: approx. 156.2 sq. metres (1681.3 sq. feet)

