



Bullfinch Close, East Leake



4



1



2

Offers in the region of £330,000

- IMPRESSIVE DETACHED HOME
- FOUR BEDROOMS
- 19FT LIVING DINING KITCHEN
- GENEROUS FRONT LOUNGE
- DISTINCTIVE CONTEMPORARY DESIGN
- OVERLOOKING OPEN GREEN
- MASTER EN-SUITE SHOWER ROOM
- COUNTRYSIDE WALKS NEARBY
- FREEHOLD
- EPC rating B



An impressive detached family home occupying an enviable location within the Lantern Lane development which overlooks a tree lined front green and with further open public space around the corner, offers a pleasant environment for families with children or purchaser seeking country lane walks on the doorstep.

The attractive and distinctive design offers a contemporary feel to the home which has an upgraded interior including Amtico flooring and is immaculately finished throughout. Enter through the hallway with ground floor wc offering plenty of space for shoes and coats as well as having an under stairs storage cupboard. The rear facing full width 19ft living dining kitchen has room for a dining table and sofa arrangement along with French doors out into the garden, ideal for summer entertaining. The high gloss kitchen offers integrated appliances including fridge freezer, dishwasher, stainless steel electric oven, four ring gas hob and extractor along with a cleverly designed double width utility cupboard concealing the plumbing for a washing machine, additional work surface, cupboards and a concealed Ideal conventional gas central heating boiler.



The generous lounge is to the front overlooking the open green and a pleasant view of the development offering plenty of space for large sofas and an ideal space for evening relaxation.

Upstairs there are four bedrooms, two of which with fitted wardrobes, master with en-suite shower room with double shower enclosure with mixer shower and bedroom four currently utilised as a home office. The landing has a double width airing cupboard offering additional storage and a pressurised hot water cylinder whilst the bathroom adjacent sees a glass shower screen and over bath mixer shower.

GROUND FLOOR WC 2.13m x 0.84m (7ft x 2.8ft)

LOUNGE 5.56m max x 3.61m max (18.2ft x 11.8ft)

LIVING DINING KITCHEN 5.82m x 4.39m (19.1ft x 14.4ft)

MASTER BEDROOM 3.58m x 3.05m (11.7ft x 10ft)

EN-SUITE SHOWER ROOM 1.83m x 2.13m (6ft x 7ft)

BEDROOM TWO 3.28m max x 3.05m (10.8ft x 10ft)

BEDROOM THREE 2.28m x 2.57m (7.5ft x 8.4ft)

BEDROOM FOUR 2.67m x 2.13m (8.8ft x 7ft)

FAMILY BATHROOM 2.16m x 1.65m (7.1ft x 5.4ft)

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. Please note there is a service charge on the development to cover the communal grassed and garden areas and this is approx £300 per annum.

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

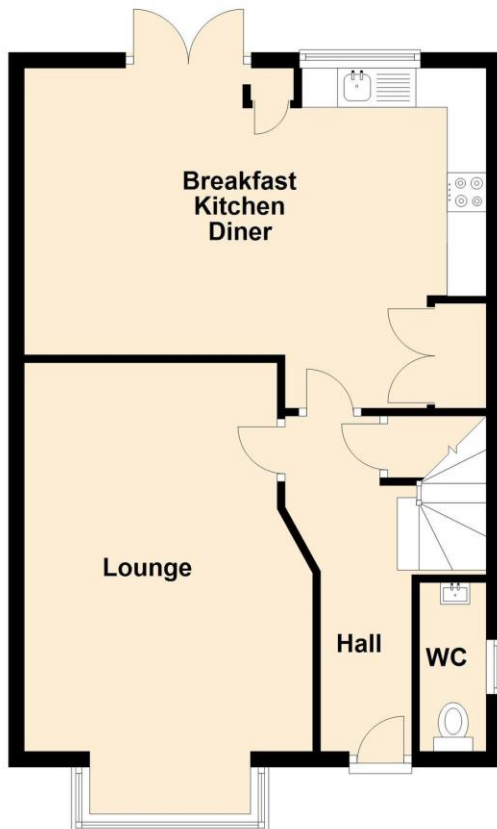
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.





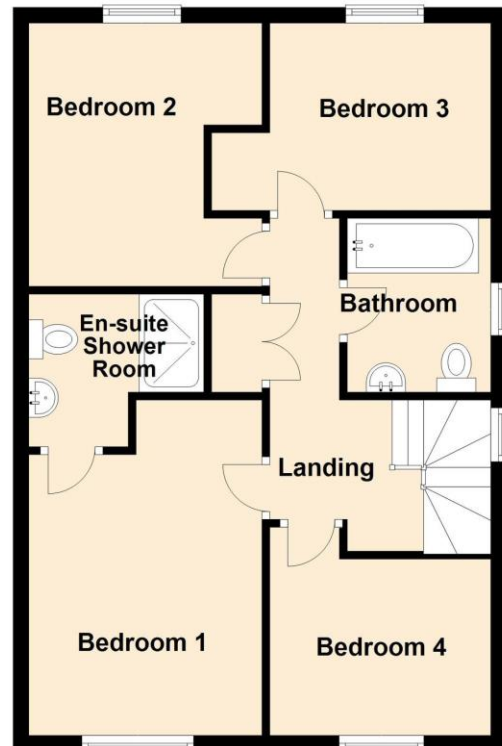
Ground Floor

Approx. 52.4 sq. metres (564.0 sq. feet)

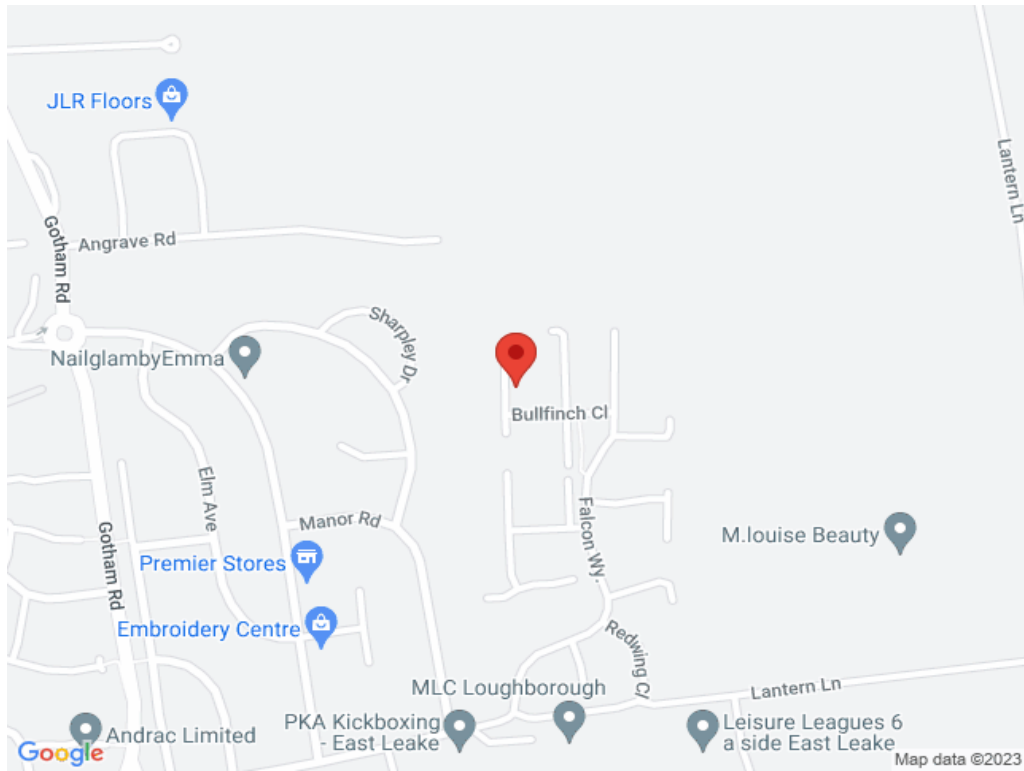


First Floor

Approx. 53.8 sq. metres (578.8 sq. feet)



Total area: approx. 106.2 sq. metres (1142.8 sq. feet)



Newton Fallowell East Leake

01509 856934
eastleake.negs@newtonfallowell.co.uk