



De Ferrers Close, East Leake



£280,000

- SEMI DETACHED HOME
- EXTENDED ACCOMMODATION
- BROOKSIDE SCHOOL CATCHMENT
- FOR SALE WITH NO CHAIN
- THREE BEDROOMS
- EXCELLENT POTENTIAL
- FREEHOLD
- EPC rating D



We are very excited to introduce De Ferrers Close to the market, which is a rare opportunity to purchase a substantial residence within the centre of the village within easy walking distance of amenities and facilities and a pleasant location backing onto Manor Farm Meadow and gated entrance to the park. The property is for sale with no upward chain.

The original layout has been transformed over the years and now boasts both a side and rear addition, special reference should be made to the floor plan to appreciate the size of accommodation on offer. The roof has been replaced along with the glazing and the actual setting at the head of the cul-de-sac is particularly pleasant with an added feature of Sheepwash Brook running at the rear of the garden and is in Brookside school catchment.

The layout in brief comprises of porch, hall, extended lounge diner, family room, kitchen and ground floor bathroom. To the first floor there are three bedrooms (two double) and a three piece shower room.

Outside there is off road car parking with garden to the side and rear which is screened by trees, between the ground floor bathroom and family room is a store (see floorplans) and this could be amalgamated within the property if so desired. Great setting, very rare opportunity and viewing is essential to appreciate the size of the accommodation on offer.



PORCH 1.42m x 1.97m (4'8" x 6'6")

HALL 3.45m x 1.91m (11'4" x 6'4")

LOUNGE DINER 7.42M max x 4.83m (24'4" x 15'10")

FAMILY ROOM 4.88m x 2.64m (16'0" x 8'8")

GROUND FLOOR BATHROOM 2.69m x 2.41m (8'10" x 7'11")

BEDROOM ONE 2.48m x 2.72m (8'1" x 8'11")

BEDROOM TWO 3.71m x 2.74m (12'2" x 9'0")

BEDROOM THREE 2.57m x 1.96m (8'5" x 6'5")

SHOWER ROOM 2.62m x 1.98m (8'7" x 6'6")



SERVICES & TENURE

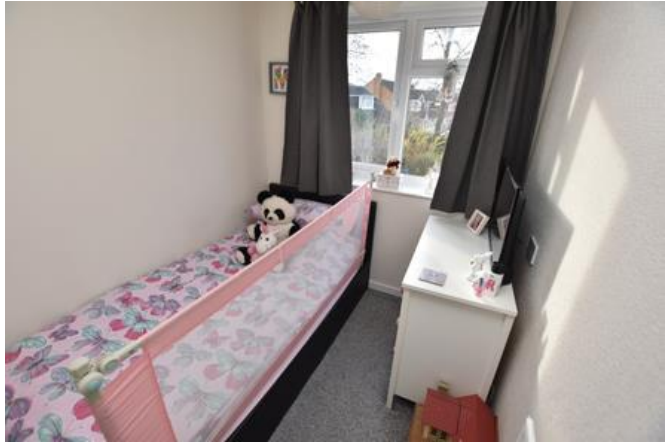
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band C.

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

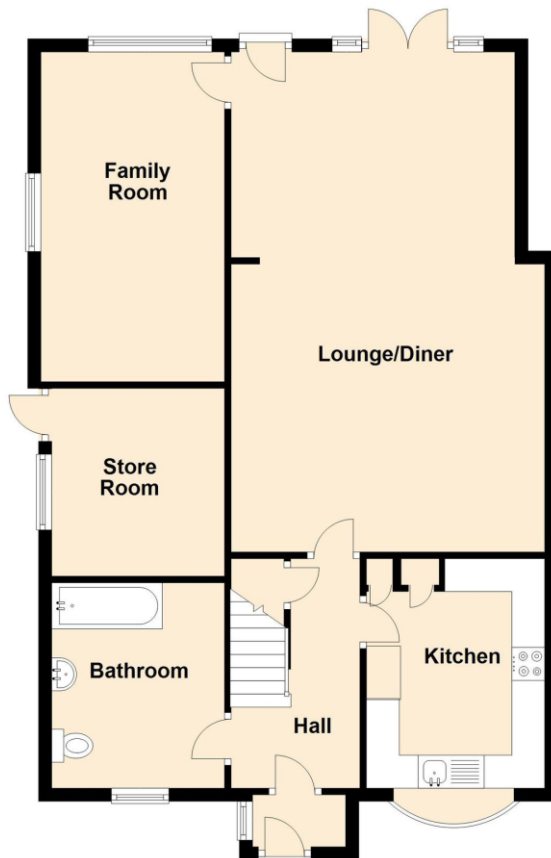
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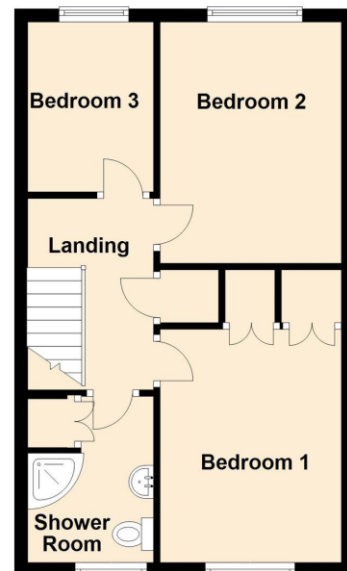
Ground Floor

Approx. 84.6 sq. metres (910.9 sq. feet)

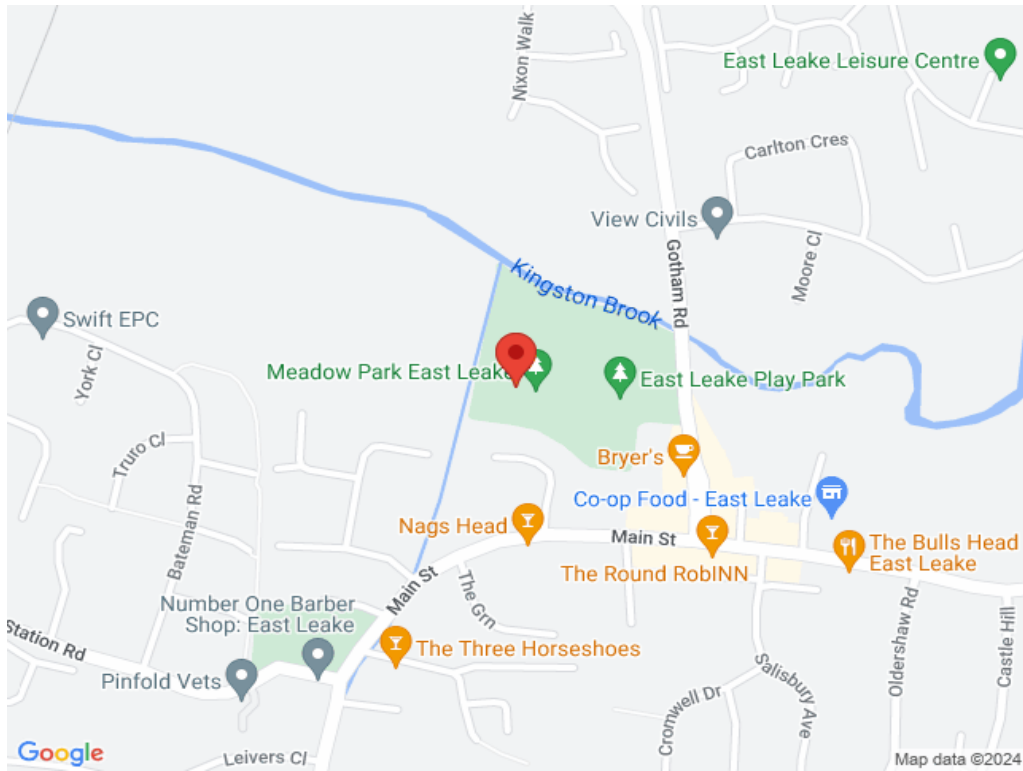


First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 123.7 sq. metres (1331.9 sq. feet)



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