



Walnut Gardens, East Leake



**£310,000**

- FOUR BEDROOM PROPERTY
- THREE BATHROOMS
- SPACIOUS & VERSATILE ACCOMMODATION
- THREE STOREY
- KITCHEN/DINER BALCONY
- SOUTH FACING GARDEN
- BROOKSIDE CATCHMENT
- GREAT FAMILY HOME
- FREEHOLD
- EPC rating C





It is difficult to know where to start with this property as there is so much to tell you regarding the layout and versatility. Dimensionally this is the largest three storey semi-detached property design we have come across in the village. At ground floor the 20 ft hallway, containing two large storage cupboards, provides access to four rooms, including the ground floor double bedroom which has Jack and Jill doors to an adjoining shower room.

The garden room, with doors out to the garden, is a large, versatile room currently used as a spacious office. The property boasts a good-sized utility with cupboards at both base and eye level, and the gas central heating boiler. At first floor the L-shaped lounge spans the full width of the property and has architectural feature with Juliet Balcony. To the rear of the property, which faces south, the kitchen/diner also spans the full width of the property and is equipped with six ring AEG gas hob with the same manufacturer responsible for the electric double oven and grill and fridge freezer whilst the dishwasher is Siemens. Double doors from the kitchen/diner provide access to a balcony which overlooks the garden.

To the second floor, the master bedroom is at the front of the property and has double two-door fitted wardrobes, along with its own ensuite with metro style splashback tiles and dark contrasting grouting. Bedrooms three and four are also at this level, the third is a clear double with its own built-in wardrobe and those two bedrooms are served by the three-piece family bathroom on this floor. An airing cupboard discreetly houses the pressurised hot water system.



At the front of the property the low maintenance fore garden with paved pathway leading to entrance porch with coloured blue slate chippings. At the rear there is access to the garden from a side gate, the utility, and garden room. The garden has a full width paved patio, lawned section then steps up to a further lawned section which is enclosed by the majority of brick walling. Beyond this is the garage which has power and lighting plus a parking space. Walnut Gardens is a well-regarded address having proximity to the village centre and within easy reach of Brookside Primary School.

The size of the accommodation would be perfect for professionals and families, and investors would be interested in this property. Special reference should be made to the floor plan to fully appreciate the size of accommodation on offer which is approximately 134 square meters. To find the property, from the centre of the village proceed along Main Street, turn right onto Station Road, Walnut Gardens is the first turning on the left-hand side.





HALL 6.40m x 1.85m MAX (21'0" x 6'1")

BEDROOM TWO 3.84m x 3.02m (12'7" x 9'11")

SHOWER ROOM 2.86m x 1.45m (9'5" x 4'10")

GARDEN ROOM 3.40m x 2.84m (11'2" x 9'4")

UTILITY ROOM 2.31m x 2.01m (7'7" x 6'7")

LOUNGE 5.36m x 4.93m (17'7" x 16'2")

KITCHEN/DINER 4.93m x 3.35m (16'2" x 11'0")

BALCONY 2.92m x 1.30m (9'7" x 4'4")

MASTER BEDROOM ONE 3.68m x 3.56m (12'1" x 11'8")

EN-SUITE 2.87m x 1.70m (9'5" x 5'7")

BEDROOM THREE 3.68m x 2.62m (12'1" x 8'7")

BEDROOM FOUR 2.36m x 2.26m (7'8" x 7'5")

BATHROOM 2.13m x 1.98m (7'0" 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 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

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### First Floor

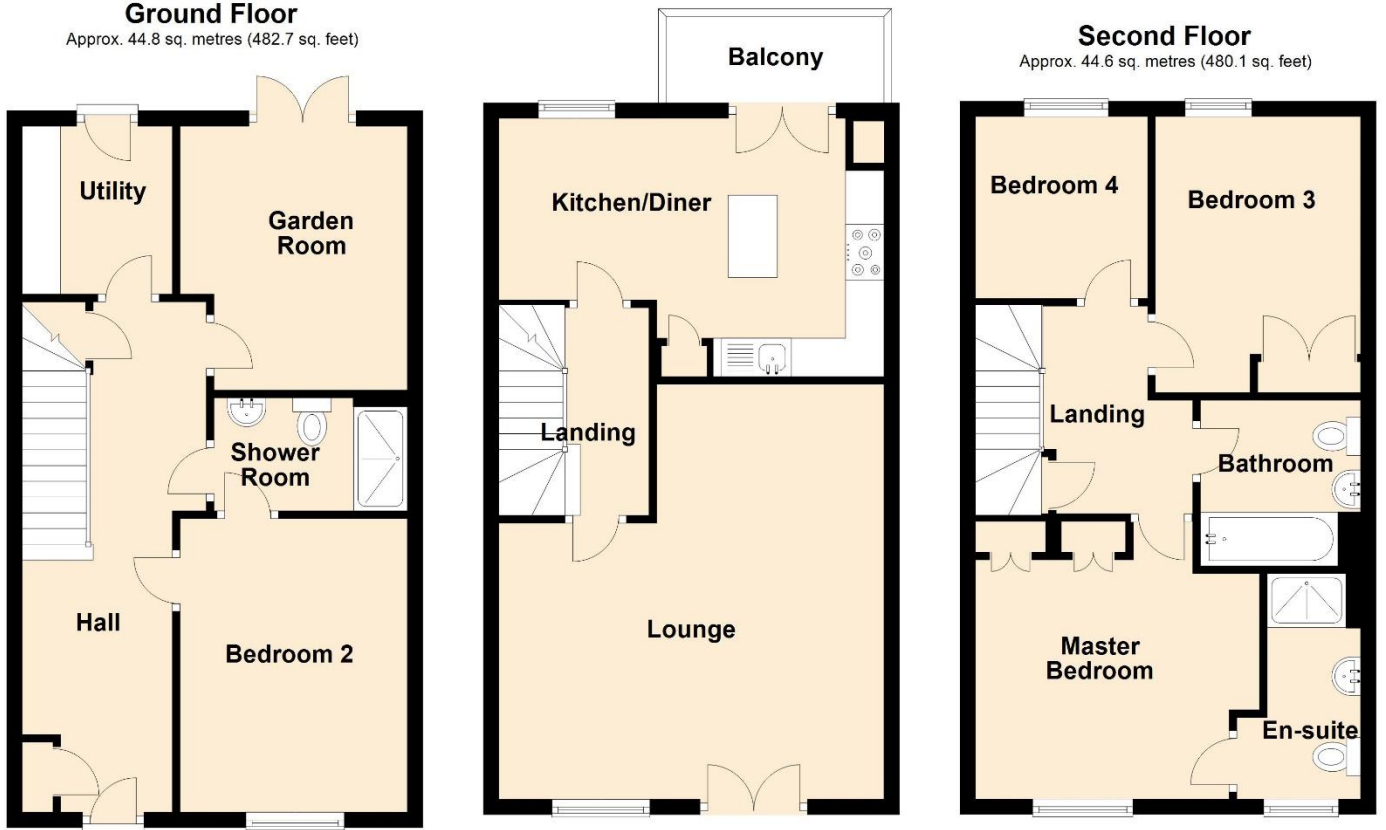
Approx. 44.5 sq. metres (479.1 sq. feet)

### Ground Floor

Approx. 44.8 sq. metres (482.7 sq. feet)

### Second Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 134.0 sq. metres (1441.9 sq. feet)





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