



Woodgate Road, East Leake



3



2



1

£425,000

 3  2  1

Key Features

- DETACHED DORMER PROPERTY
- THREE BEDROOMS
- DRAMATIC RE-DESIGN
- ESTABLISHED LOCATION
- PROXIMITY TO SCHOOLS
- RARE OPPORTUNITY
- EPC rating D
- FREEHOLD





A property befitting of a magazine entry, this stylish, deceptive three bedroom dormer bungalow has architectural features that will "blow your mind".

The kerbside appeal of the front elevation is then further enhanced by the internal layout which incorporates a rear extension having a ceiling height of over 16ft.

There is under floor heating for the ground floor whilst illumination is via LED lighting, the feature living diner has electrically operated Velux windows which close if in contact with rain, there is also an electric blind above the second pair of patio doors and don't forget the wood burning stove.

Initially on entry the porch has a composite door with vaulted ceiling and triangular glazed front panel, the hallway then measures some 18ft in length and follows directly through in to the lounge diner.

The kitchen has a horseshoe shaped work surface with composite sink unit centrally, neff four ring gas hob with attractive tiled splashbacks and stainless steel extractor. Built in double oven and grill, recess for American style fridge freezer, there is also an integrated dishwasher. A double glazed rear access door. The store room has plumbing for an automatic washing machine, work surface space and the boiler is housed here along with the modern electric circuit breaker.

The ground floor bedroom would have been the original lounge and this has a dual aspect with both front and side elevation windows, recess LED lighting and built in wardrobe with dual rail.

Bedroom number three is also at this level and to the rear of the property, ideal as a study/office. The ground floor shower room which has ceiling mounted angle poised rainhead shower and wall mounted hand held fitment respectively, low level wc and wash hand basin, dual voltage shaver point and anthracite grey ladder design centrally heated towel rail.

At first floor the main bedroom has a front aspect double glazed dormer window, a walk in wardrobe which has its own glazed window and three recessed LED lights. The feature bathroom has a double ended, a freestanding bath with floor mounted mixer tap, shower fitment, twin sinks with lever mixer taps over and drawer units beneath and a low level wc with dual flush. The bathroom has a dual aspect with both front and side elevation double glazed windows.

Outside at the front, block paving in a herringbone pattern provides generous car parking facility, there is also a coloured stone area for additional parking, the front would easily accommodate four to five vehicles. to the left hand elevation the driveway continues via metal gates and another parking space in front of the detached garage which has metal up and over door with corresponding double glazed side entry door. At the rear is a full width paved patio then two steps up to a mainly lawned garden which is fully enclosed by timber fencing, private and not overlooked from beyond with single storey dwellings to the rear.

To find the property, from East Leake village centre proceed along Brookside, at the new roundabout bear right on to Woodgate Road, the property is immediately on the right hand side.







PORCH 1.94m x 1.14m (6'5" x 3'8")

HALL 5.46m x 1.12m (17'11" x 3'8")

LOUNGE DINER 5.81m x 5.71m (19'1" x 18'8")

KITCHEN 4.41m x 3.07m (14'6" x 10'1")

BEDROOM TWO 4.40m x 3.26m (14'5" x 10'8")

BEDROOM THREE 3.00m x 2.02m (9'10" x 6'7")

SHOWER ROOM 1.85m x 2.15m (6'1" x 7'1")

BEDROOM ONE 3.79m x 3.49m (12'5" x 11'6")

BATHROOM 3.71m x 2.94m (12'2" x 9'7")



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

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.





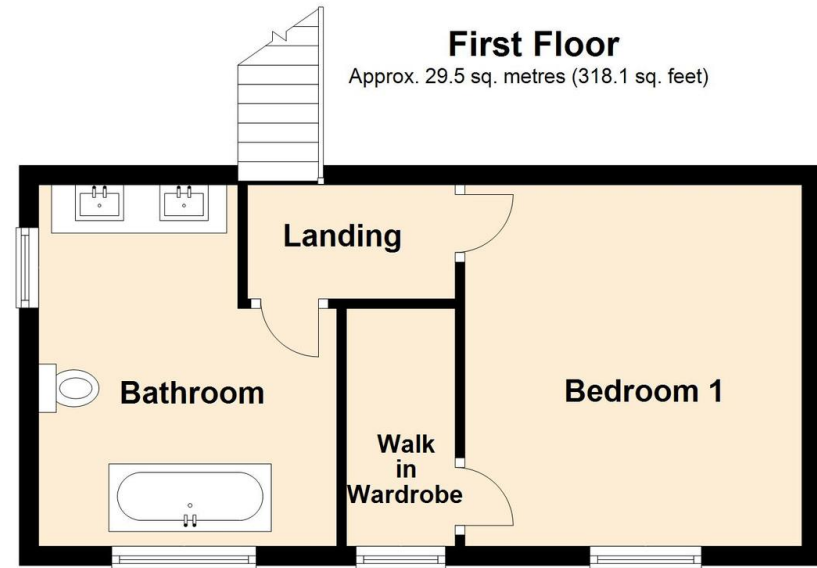
Ground Floor

Approx. 88.7 sq. metres (954.7 sq. feet)



First Floor

Approx. 29.5 sq. metres (318.1 sq. feet)



Total area: approx. 118.2 sq. metres (1272.8 sq. feet)

