



Cinnabar Way, East Leake



**£290,000**

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- KARNDAN FLOORING
- FULL WIDTH MASTER BEDROOM WITH EN-SUITE
- FULL WIDTH KITCHEN DINER
- SEPARATE UTILITY ROOM
- VIEWING ESSENTIAL!
- Freehold
- EPC rating B



This modern three double bedroom detached home is still under guarantee having been built approximately five years ago by messrs Persimmon Homes.

The design has proved to be a popular one as it incorporates not only a full width en-suite master but also a separate utility to the full width kitchen diner. Add to this the upgrades the current owners have introduced, the overall package is a very desirable residence. There is luxury Karndean vinyl flooring to both ground and first floors, a media wall to the lounge has created a decorative false chimney and running costs will be good with the Ideal combination boiler (discreetly housed in the utility room).

Initially on entry, the hall provides the first indications of the levels of finish that exist throughout the property with clean white crisp decor, stairs to the first floor with a useful cupboard beneath with the ground floor wc opposite.

The lounge has the aforementioned decorative fireplace but also shelving and cupboards either side along with a vertical anthracite coloured feature radiator.

The full width kitchen diner is almost five and a half metres in width, to the kitchen area, there is a four ring gas hob with electric oven beneath and extractor hood above. plumbing for a dishwasher and space for a fridge freezer, white units with brushed metal handles. To the dining section natural lighting is provided by a pair of double glazed doors which lead to the decking.



The utility room has a second sink unit, plumbing for washing machine, double and single base cupboard and side access door.

To the first floor landing, the Karndean flooring continues and the cupboard is useful for storage purposes.

The main bedroom impressively spans the full width of the property when combined with the en-suite and there is timber panelling to the end gable. The en-suite has a shower cubicle with mains shower, low level wc, wash hand basin and dual voltage electric shaver point.

Bedroom two is to the rear and is a good sized guest bedroom, with bedroom three adjacent which could fit a double bed and has a dual aspect with both rear and side elevation windows.

The main bathroom doesn't disappoint with Karndean flooring once more in a contrasting grey finish which compliments the splashbacks. The bath has both an angle poised rain head shower and handheld shower fitment, wash hand basin, low level wc and shaver point.

To the outside to the left hand elevation, there is parking for two vehicles. At the rear the decking spans nearly the full width of the garden with a lawned section beyond, fully enclosed by brick walling and timber fencing affording a good deal of privacy. The right hand elevation has a timber gate and paved path that leads to the utility and the garden.

The estate is a popular one with proximity to the new Millside Academy school and early viewing is recommended to appreciate the upgrades that have occurred within this home.

To find the property, from East Leake village centre proceed on Main Street towards the church, continue along Brookside, at the roundabout turn left on to Sheepwash Way, first right in to Cinnabar Way, continue to the top of the hill where the property is situated on the right hand side identified by the agent's 'For Sale' board.

**HALL** 3.89m x 1.94m (12'10" x 6'5")

**LOUNGE** 3.77m x 3.56m (12'5" x 11'8")

**GROUND FLOOR WC** 1.55m x 0.82m (5'1" x 2'8")

**KITCHEN DINER** 5.41m x 2.73m (17'8" x 9'0")

**UTILITY ROOM** 2.22m x 1.55m (7'4" x 5'1")

**BEDROOM ONE** 3.81m x 3.22m (12'6" x 10'7")

**EN-SUITE** 1.69m x 1.66m (5'6" x 5'5")

**BEDROOM TWO** 2.83m x 2.96m (9'4" x 9'8")

**BEDROOM THREE** 2.82m x 2.45m (9'4" x 8'0")

**BATHROOM** 1.96m x 1.62m (6'5" x 5'4")





## 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. There is a monthly service charge for Cinnabar Way of £14.81 for the upkeep of the local green spaces.

## DISCLAIMER

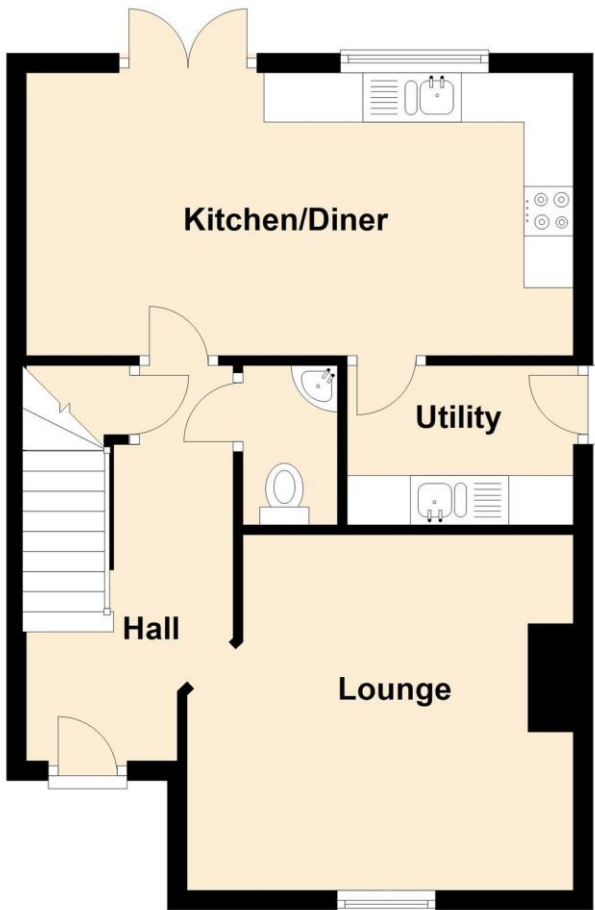
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## REFERRALS

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.

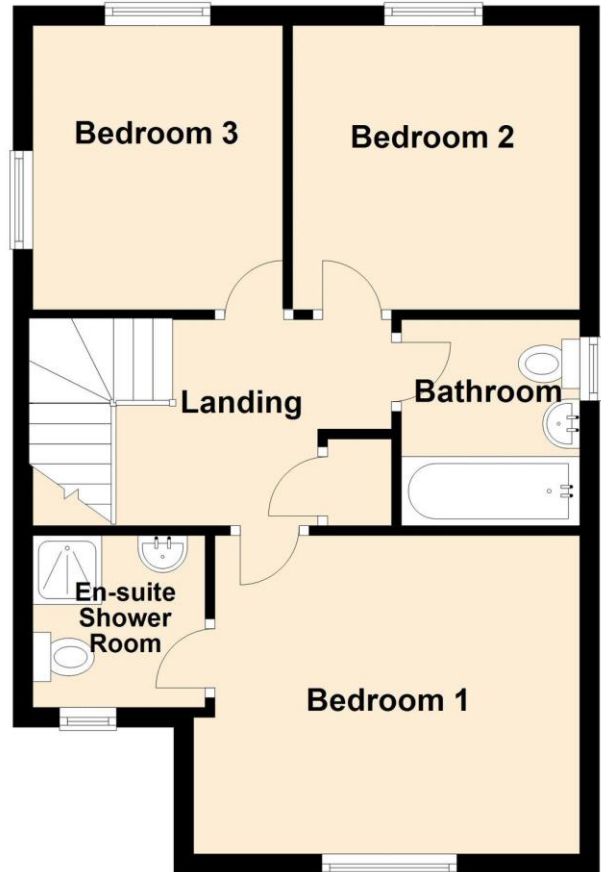
### Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



### First Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 88.3 sq. metres (950.6 sq. feet)



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