



Carlton Crescent, East Leake



£290,000

- FOUR BEDROOM SEMI
- EXTENDED ACCOMMODATION
- REAR EXTENSION
- VERSATILE LAYOUT
- GOOD SIZE PLOT
- PROXIMITY TO VILLAGE
- FREEHOLD
- EPC rating C



This deceptive extended four bedroom semi detached house occupies a generous plot with a feature rear garden which incorporates a lawn and an impressive decked area, whilst internally the accommodation has had a virtually full width rear addition creating a living diner and at first floor there are three bedrooms and wc.

Double glazed and gas central heated the full layout in brief comprises of well proportioned breakfast kitchen, lounge, study area (open to interpretation), living diner, ground floor master bedroom with fitted furniture.

At first floor there are three further double bedrooms and separate wc serving these.

Outside the fore garden is low maintenance allowing off road car parking, the driveway provides additional space and a detached garage and proximity to Lantern Lane Primary School and East Leake Academy and nursery. Easy walking distance of village centre amenities, the property requires a site visit to fully appreciate the size of accommodation on offer.

To find the property, From East Leake village centre proceed along Gotham Road, pass over the brook and turn right onto Stonebridge Drive, take the second turning into Carlton Crescent where the property is then situated on the right hand side as identified by the agents 'For Sale' board.



BREAKFAST KITCHEN 4.34m x 3.40m (14'2" x 11'2")

INNER HALLWAY

LOUNGE 5.49m x 3.48m (18'0" x 11'5")

STUDY AREA 3.43m x 2.72m (11'4" x 8'11")

LOUNGE DINER 6.63m x 2.82m (21'10" x 9'4")

BEDROOM ONE (GROUND FLOOR) 3.89m x 3.51m (12'10" x 11'6")

BATHROOM (GROUND FLOOR) 0.00m x 0.00m (0'0" x 0'0")

BEDROOM TWO 5.79m x 2.34m (19'0" x 7'8")

BEDROOM THREE 3.53m x 2.82m (11'7" x 9'4")

BEDROOM FOUR 3.51m x 2.87m (11'6" x 9'5")

SEPARATE WC

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.

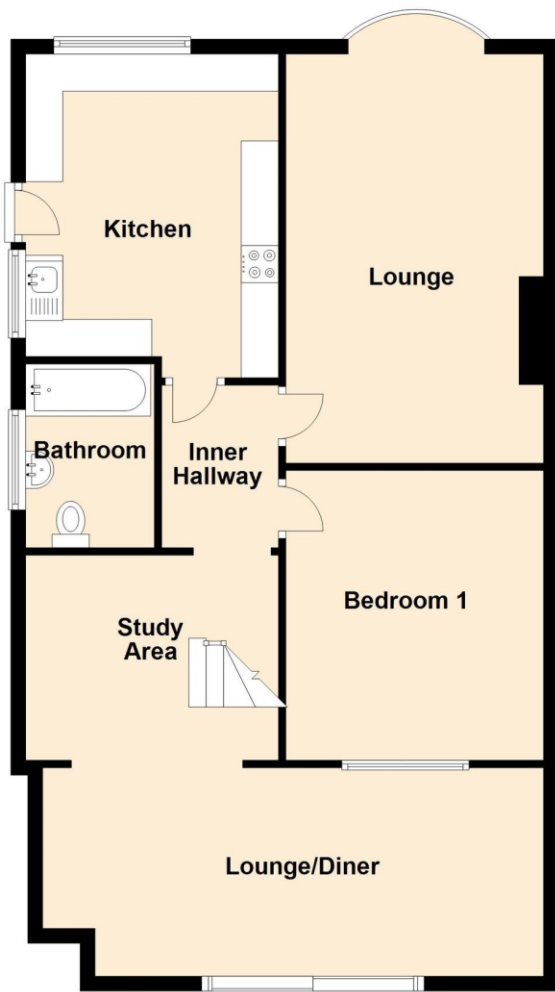
REFERRALS

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.

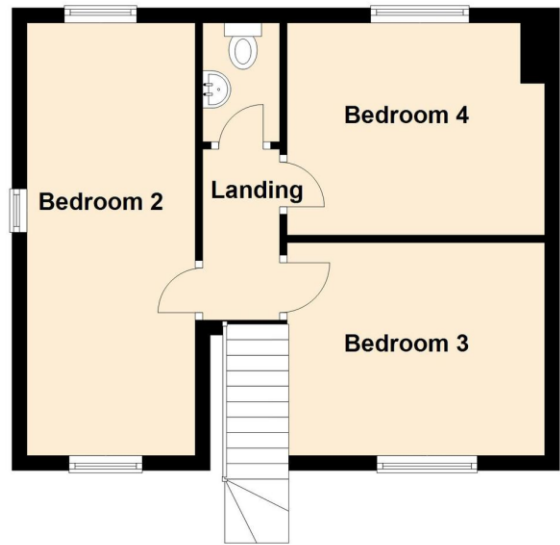




Ground Floor



First Floor





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