



Castle Hill, East Leake



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£315,000

- EXTENDED SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- EXTERNAL HOME OFFICE
- DECEPTIVE LAYOUT
- WEST FACING GARDEN
- MODERN BOILER
- FREEHOLD
- EPC rating D



What was an already well proportioned bungalow has been transformed by front and rear extensions, whilst internally modernised to provide contemporary accommodation over two floors.

There is a full width rear addition and then the front extension benefits the kitchen providing extra cupboard space and houses the modern latest addition Worcester Bosch combination central heating boiler. Special reference should be made to the floorplans to appreciate the rear covered store area and home office.

Initially on entry from the side porch, a timber patterned ceramic tiled floor with matching skirting. The lounge has Travertine flooring and double glazed doors out to the covered area, accent textured tiling also to the walls of a room which faces directly due west.

The kitchen at the front has an impressive range of storage cupboard units at both base and eye level, integrated Logik double oven and grill, separate four ring hob, plumbing for washing machine, space for a tumble dryer with the floor and walls fully tiled and there is also a useful walk in pantry.

Bedroom one benefits from the rear addition making for a room that spans an impressive five meters and this too has double glazed double doors out to the garden with accent timber patterned ceramic tiling partially to one wall contrasting with the floor tiles.



Bedroom two is a good sized double facing to the front, again with timber patterned ceramic tiled floor, whilst the shower room has a waterfall tap to the sink unit, electric shower within the cubicle and contemporary dual flush low level wc. Anthracite grey centrally heated towel rail.

At first floor, the loft room/bedroom three has pleasant views and is versatile with regards its use.

Outside at the front, the driveway and fore garden provide off road parking with coloured stone and paving respectively. To the right hand elevation, a stone paved path leads to the semi covered stores and side entrance door.

At the rear there is a semi covered area beyond the lounge and low maintenance paving at three different levels, the garden faces due west and therefore will benefit from a good deal of sunlight from mid morning all the way through till sunset. One of the outbuildings to the left hand corner is ideal for storage, then the home office initially has a utility area with insulated walls and ceiling, side elevation double glazed window and at the rear of this is a further store.

Viewing is essential to fully appreciate all of the accommodation that is on offer. Castle Hill is well regarded as a location and East Leake has a multitude of facilities as well as it's communication links.

To find the property, from East Leake village centre proceed along the Main Street towards Costock with Sarson garage on your left, turn right on to Castle Hill, the property is approx three quarters of the way along on the right hand side.



HALL 4.84m x 1.39m (15'11" x 4'7")

LOUNGE DINER 6.51m x 3.71m (21'5" x 12'2")

KITCHEN 4.72m x 2.72m Widening to 3.28 (15'6" x 8'11")

BEDROOM ONE 5.07m x 3.74m (16'7" x 12'4")

BEDROOM TWO 3.93m x 2.76m (12'11" x 9'1")

SHOWER ROOM 2.40m x 1.77m (7'11" x 5'10")

BEDROOM THREE 4.83m x 3.72m (15'10" x 12'2")

HOME OFFICE 3.20m x 2.61m (0'0" x 0'0")

UTILITY ROOM 1.35m x 2.61m (0'0" x 0'0")





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 B.

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 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. 133.2 sq. metres (1433.5 sq. feet)



First Floor
Approx. 20.8 sq. metres (223.7 sq. feet)



Total area: approx. 154.0 sq. metres (1657.2 sq. feet)



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