



Peacock Gardens, East Leake



£248,000

- THREE BEDROOM SEMI
- SPACIOUS DESIGN
- DUAL ZONE CENTRAL HEATING
- COMBINATION BOILER
- FULLWIDTH MASTER EN-SUITE
- FULL WIDTH KITCHEN DINER
- FREEHOLD
- EPC rating B



As far as we are aware, this is the first for this design on the estate to be sold and therefore a rare opportunity, not only with its spacious layout but its position being on the edge of the development facing open land and proximity to the new school.

The master bedroom along with its en-suite spans the full width of the property as does the kitchen diner and the family purchaser will be keen to note that the third bedroom is a good size.

Initially there's a hall with a modern circuit breaker and radiator, internal door through to the lounge followed by an inner hallway and wc.

The kitchen diner is split into two distinct sections, to the kitchen area, a four ring gas hob with electric oven, integrated fridge freezer and dishwasher with plumbing for a washing machine. The Ideal combination boiler is housed here providing both heat and hot water. The cupboard units are in a gloss grey finish with white carcasses and polished metal handles. Recessed LED lighting, Amtico flooring in both the kitchen and hallway and runs through into the dining section where there is a pair of double doors out to the patio, this room has a westerly orientation therefore catching the sunny afternoon and early evening sunshine.



At first floor a useful cupboard on the landing, the master bedroom is to the front of the property having pleasant views towards the open land. The en-suite has a mains shower within the cubicle whilst the second double bedroom along with the third is impressive in its proportions.

The family bathroom has a side orientation and comprises of a three piece suite with recessed LED lighting.

Outside to the front the tarmac driveway allows parking for two cars side by side, the integral garage has an up and over door with a paved path leading to the rear via a timber gate. At the rear there is a full width paved patio, beyond this area of lawn, the garden is fully enclosed by timber fencing.

East Leake is well suited for communication links and has an array of shops and services within the centre. The proximity of the new school will also appeal.

To find the property, from East Leake village centre proceed along the Main Street towards the church, continue along Brookside. At the roundabout turn left on to Sheepwash Way, take the first right turning on to Cinnebar Way, then left in to Peacock Gardens, continue along then bear right where the property is situated on the right hand side (opposite the new school).

HALL 1.49m x 1.08m (4'11" x 3'6")

LOUNGE 4.96m x 3.16m (16'4" x 10'5")

GROUND FLOOR WC 1.44m x 0.91m (4'8" x 3'0")

KITCHEN DINER 5.78m x 2.36m (19'0" x 7'8")

FIRST FLOOR LANDING 1.93m x 1.21m (6'4" x 4'0")

BEDROOM ONE 4.23m x 3.00m (13'11" x 9'10")

EN-SUITE 2.13m x 1.41m (7'0" x 4'7")

BEDROOM TWO 3.49m x 2.38m (11'6" x 7'10")

BEDROOM THREE 3.02m x 2.43m (9'11" x 8'0")

BATHROOM 2.70m x 1.72m (8'11" x 5'7")





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 C.

DISCLAIMER

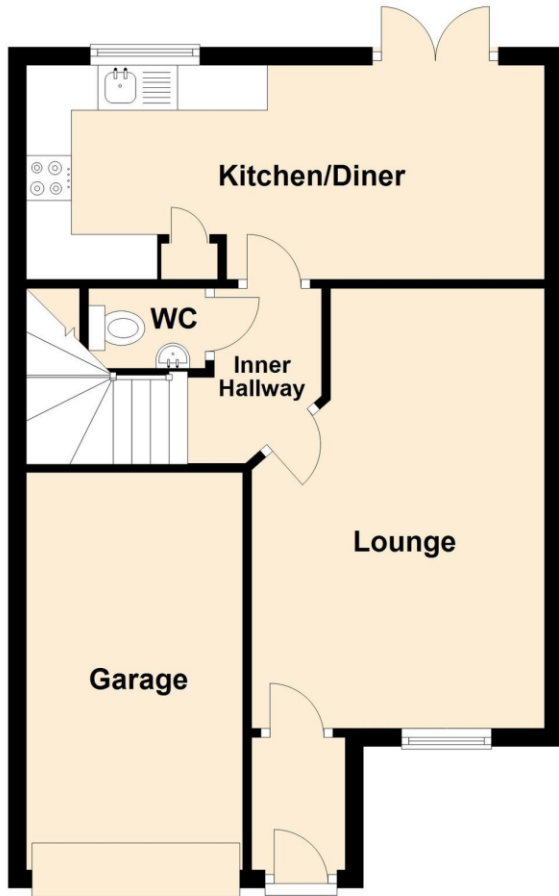
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

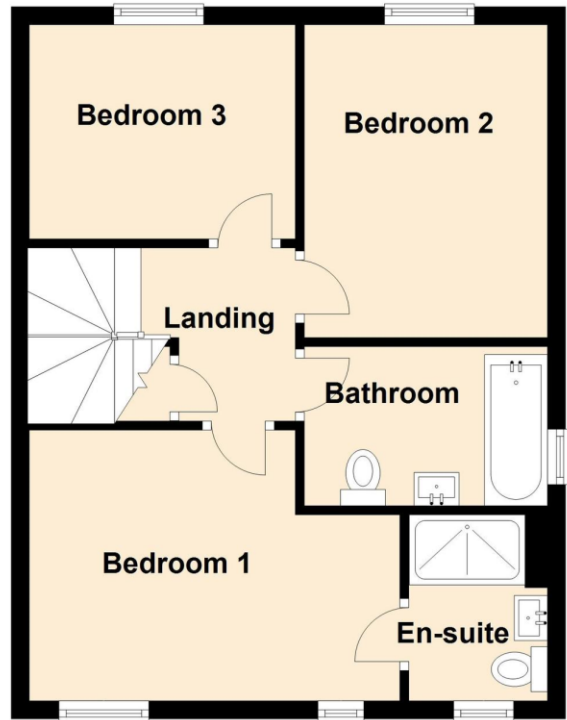
Ground Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 91.8 sq. metres (987.7 sq. feet)



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