



Sycamore Road, East Leake



£310,000

- EXTENDED DETACHED PROPERTY
- THREE BEDROOMS
- TOTALLY REFURBISHED
- FULL WIDTH KITCHEN
- STYLISH BATHROOM
- LANDSCAPED GARDEN
- FREEHOLD
- EPC rating C



Eight years in the making since its purchase, this property is unrecognisable with regards levels of finish and the substantial rear extension spans the full width of the property creating a dining room, utility and ground floor wc.

The property has undergone a total refurbishment whereby there is new double glazing, new kitchen, refitted bathroom with underfloor heating, redecoration, plaster work, central heating..... The list goes on!

Situated on the popular trees estate within East Leake, the property occupies a nicely sized plot with not surprisingly a landscaped garden incorporating paved and lawned areas.

Initially is a front entrance porch which has slate patterned ceramic tiled floor. The hallway is accessed via a glazed oak internal door with wood patterned quality flooring which continues through to the broad lounge with focal point decorative fireplace with reclaimed timber mantelpiece.

The kitchen now impressively spans the full width of the property and has a slate patterned floor with a comprehensive range of base and eye level units with integrated AEG double oven with microwave above and induction hob with extractor hood and space for an American style fridge freezer. Lighting is in two banks of LED lights, a side elevation window with ceramic sink unit below with integrated dishwasher. Under stairs cupboard with door activated light. Opening through to the dining area with continuation of the flooring, a Velux window, LED lighting, patio doors out to the garden great for entertaining.



The utility room has a vaulted ceiling with LED lighting, extra work surface space, plumbing for washing machine with space for a tumble dryer and a useful larder cupboard. The ground floor wc has an oak internal door, side elevation window and a modern two piece suite with mosaic splashbacks.

To the first floor, the main bedroom has a recess for furniture and has timber patterned flooring with pleasant views towards the countryside. The second double bedroom has views over the landscaped garden, the third bedroom is currently used as a nursery and has recessed LED lighting and timber patterned flooring and has the airing cupboard with radiator in place of the hot water cylinder.

Finally the feature bathroom has full tiling to the walls and floor, the latter is timber patterned ceramic, a dual aspect with both rear and side elevation windows, underfloor heating and modern three piece suite with shower over the bath with rainhead shower and handheld fitment respectively and centrally heated towel rail.

Outside to the front the drive has been tarmaced and this continues to the right hand elevation providing parking for up to four vehicles. To the rear the patio spans the full width of the property and also continues to the rear garage, raised beds and timber arbour and a mainly lawned garden with raised beds to the top left in what is a very pleasant external space. Double electrical socket and cold water tap.

From East Leake village centre proceed along the Main Street towards the church, turn right on to Station Road, second left in to Twentylands Drive which becomes Sycamore Road and then shortly afterwards the property is situated on the left hand side identified by the agent's 'For Sale' board.



PORCH 2.03m x 0.93m (6.7ft x 3.1ft)

HALL 4.29m x 1.84m (14.1ft x 6ft)

LOUNGE 4.24m x 3.66m (13.9ft x 12ft)

KITCHEN 5.63m x 3.11m (18.5ft x 10.2ft)

DINING AREA 2.61m x 2.25m (8.6ft x 7.4ft)

UTILITY ROOM 2.12m x 2.02m (7ft x 6.6ft)

GROUND FLOOR WC 2.17m x 0.89m (7.1ft x 2.9ft)

BEDROOM ONE 4.21m x 3.38m (13.8ft x 11.1ft)

BEDROOM TWO 3.55m x 3.16m (11.6ft x 10.4ft)

BEDROOM THREE 2.44m x 2.16m (8ft x 7.1ft)

BATHROOM 2.57m x 1.71m (8.4ft x 5.6ft)





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.

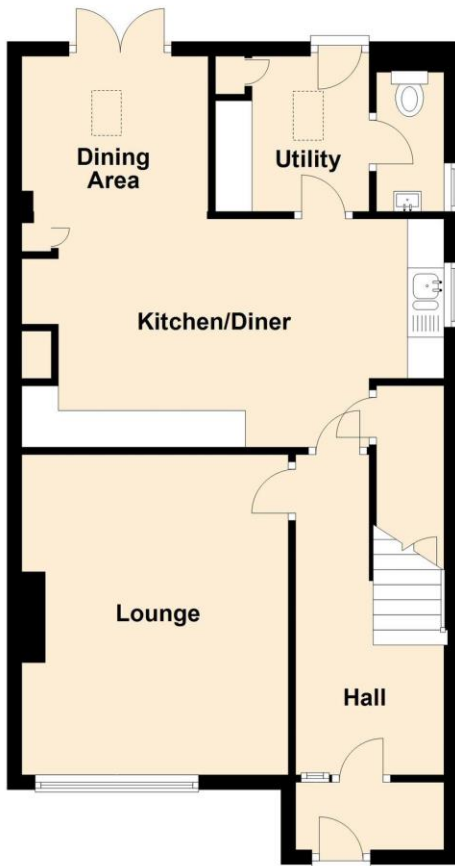
REFERRALS

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.



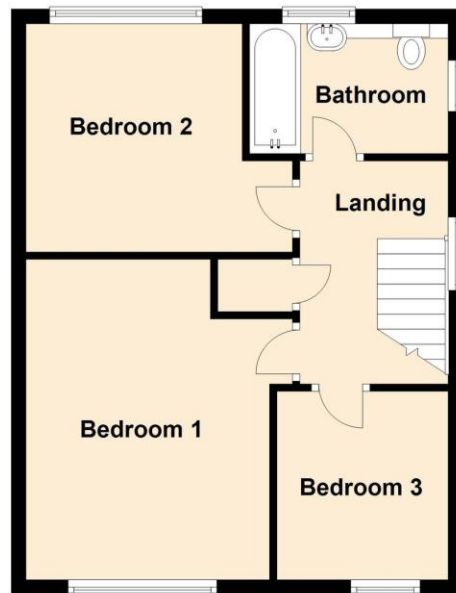
Ground Floor

Approx. 58.4 sq. metres (628.7 sq. feet)

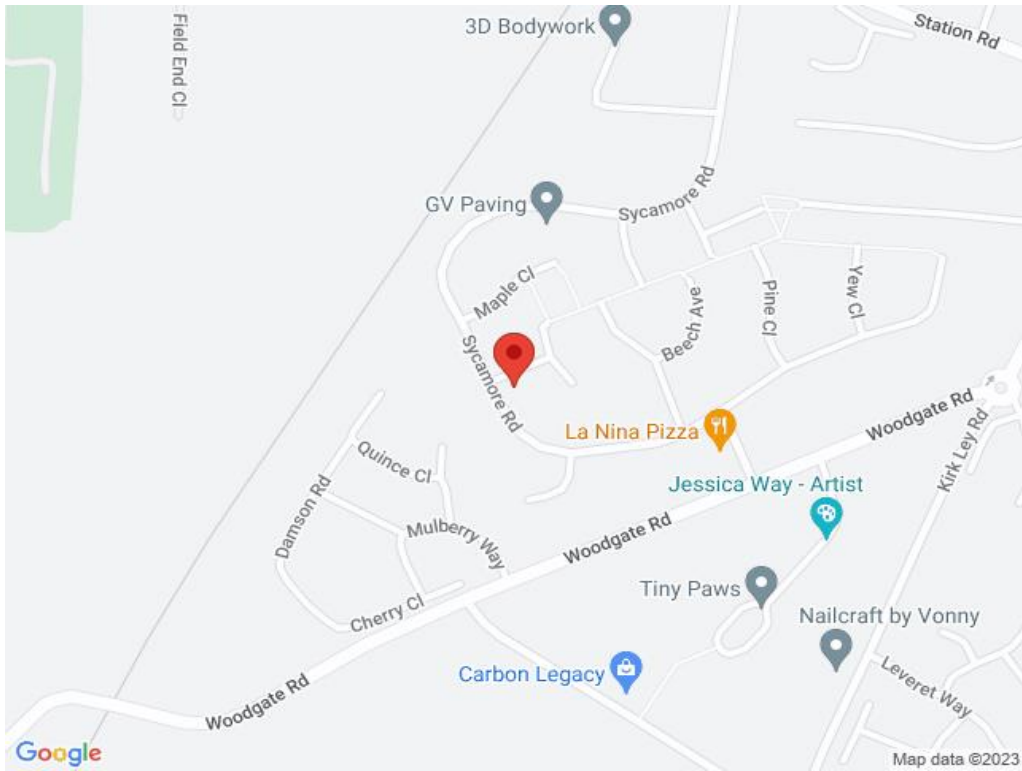


First Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



Total area: approx. 102.2 sq. metres (1100.5 sq. feet)



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