



We've been fortunate enough to market some truly superb executive style bungalows recently, which so often these days seem to be in relative short supply. Predictably then, they tend to find interest quickly and so when they've sold it's always exciting to introduce another one to the market, which we now have the pleasure of doing with this property in the village of Old Leake.

Woodland Close is an exclusive development of only four bungalows and this particular one arguably occupies a prime position with stunning open views to the rear, generous landscaped gardens and an expanse of parking to the front.

The spacious accommodation includes lounge, a substantial conservatory overlooking the gardens and neighbouring fields, a bespoke 'Murdoch Troon' kitchen, utility room plus the three double bedrooms with an en-suite to the master bedroom and the four-piece bathroom. As lovely as the accommodation is, the superbly maintained gardens will inevitably be a highlight for many viewers offering plenty of space and privacy for a family with children or viewers with pets to consider.

Old Leake itself has remained a popular village, not least due to the excellent amenities; these include the doctors surgery, Co-op Food Store and Post Office, the White Hart & Bricklayers Arms pubs, Old Leake Primary School and the Giles Academy Secondary School.

- Situated In An Exclusive Development of Only Four Properties
- Extensive Secluded Garden With Open Views
- Lounge, Dining Kitchen & Conservatory
- Three Double Bedrooms With En-suite To The Master
- Utility and Four Piece Bathroom
- Generous Parking, Garage & Office
- uPVC Double Glazing & Oil-Fired Central Heating
- Tenure: Freehold. EPC 'D' 63. Council Tax 'C'.







Having a uPVC obscure-glazed front door with complementing side panels into the:

Entrance Hall – With two built-in cupboards, telephone point and doors arranged off to:

Lounge 5.61m x 3.55m – Having uPVC window to the front, feature fireplace, two wall lights and French doors opening into the conservatory.

Conservatory 4.77m x 3.56m – The conservatory is a lovely size and offers ample space for dining, with French doors to the garden, radiator and tiled floor.

Dining Kitchen 6.76m x 3.18m – The kitchen features a comprehensive range of Murdoch Troon fitted units with solid wood worksurfaces including an inset butler-style sink with dual lever traditional bridge tap and butchers-block kitchen trolley. Belling cooking range with induction hob and extractor canopy over, space for tall fridge/freezer, tiling as appropriate and TV point. The kitchen overlooks the garden and neighbouring fields and has the benefit of French doors at the dining area which lead out to the rear patio.

Utility 3.26m x 1.94m – Having uPVC glazed door to the patio/garden, cupboards to both base and eye level with worksurfaces over, having an inset stainless steel sink/drainage with mixer tap and space and plumbing for a washing machine and door to the garage.

Master Bedroom 4.63m x 3.22m – A generous double bedroom with uPVC window, radiator and door to the en-suite shower room.

En-suite – The en-suite comprises a modern white suite of walk-in tiled shower enclosure, close-coupled WC and circular vanity basin with mixer tap and cupboard. Tiling to waist height, tiled floor and radiator.

Bedroom Two 3.86m x 2.79m – With uPVC window overlooking the front, radiator.

Bedroom Three 3.66m x 2.55m – With uPVC window overlooking the front, radiator.

Bathroom – The bathroom comprises a contemporary four piece white suite with free-standing style ball-and-claw foot bath with Victorian style fittings and shower attached, circular vanity basin, low profile WC and tiled shower enclosure. Tiling to waist height, heated towel rail and shaver point.

Outside

The front of the property has been laid to gravel to provide an abundance of parking. There is a tarmac approach to the left and a double with footpath to the recessed front entrance. This area also has an attractive circular feature patio of block-paving and decorative slate and a continuation of the path with gated access to the rear, whilst the gravel driveway extends on the right side to the: **Garage 5.87m x 2.87m** with electrically operated up/over door, light and power, doors to the utility and to the **Office** also having door to the garden and uPVC window to the rear. As can be seen from the photos the landscaped rear garden has been beautifully designed to take full advantage of the sunny orientation and neighbouring open views. It also enjoys considerable privacy being bordered only by bungalows to the side. There is also an outside tap and comprehensive exterior lighting.









NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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