



# Gidea

This spacious detached bungalow is situated in a sought-after country lane location and has the benefit of open views over neighbouring fields to the rear.

The accommodation includes three double bedrooms together with the lounge, breakfast kitchen, cloakroom and shower room, with both the cloakroom and shower room having been updated. There is also a substantial side entrance with a door into the garage and a store room. The side entrance extends into a garden room, perfect for enjoying the neighbouring open views. The property also benefits from oil-fired central heating and uPVC double glazing.

Outside, there are lawned gardens to the front and rear, the aforementioned garage and a generous driveway which can accommodate several vehicles.

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.

- Spacious Three Bedroom Detached Bungalow
- South Facing garden With Open Countryside Views To The Rear
- Updated Shower Room and Cloakroom
- Off-Road Parking, Garage & Garden Room
- uPVC Double Glazing & Oil-Fired Central Heating
- Tenure: Freehold. EPC 'D 58'. Council Tax 'C'.
- Offered With No Onward Chain











**Entrance** via a uPVC obscure-glazed door into the **Entrance Porch** - Having door through to the:

**Lounge 4.99m x 4.25m red. to 2.85m** – The generous lounge has uPVC window overlooking the front garden and driveway, radiator, fireplace with feature surround, electric fire and two wall lights.

**Inner Hall** – Having loft access, radiator, built-in cloaks cupboard and airing cupboard housing the hot water cylinder and having slatted shelving.

**Breakfast Kitchen 4.91m x 3.03m red. to 2.85m** - The kitchen enjoys lovely views over the rear garden and neighbouring fields. Fitted units comprise a range of cupboard and drawers to both base and eye level, including glass-fronted display cabinet and microwave oven recess. Fitted worksurface with inset one-and-a-half bowl sink/drainers and mixer tap, integral four ring hob with extractor canopy over, eye level oven and grill and built-in dishwasher. Tiling as appropriate, radiator and spaces for washing machine and fridge. The kitchen also has the benefit of a built-in larder



**Shower Room** – The shower room features an updated white suite of pedestal hand basin and a walk-in double shower with Mira shower and waterproof shower panels. Radiator and uPVC obscured window to the side.

**Cloakroom/ WC** – Along with the shower room, the Cloakroom has been similarly updated with a close-coupled white WC and uPVC obscured window to the side.

**Bedroom One 3.88m x 2.90m** – Bedroom one enjoys lovely views over the rear garden and neighbouring fields. Radiator.

**Bedroom Two 4.22m x 2.37m** – Bedroom two is also a double bedroom with uPVC window overlooking the front garden. Radiator.

**Bedroom Three 3.28m x 2.35m** (extending to 3.10m at recess) – Bedroom three also enjoys the aforementioned views over open fields.

**Side Entrance/ Garden Room 9.10m x 1.81m** – The side entrance to Gidea is particularly spacious and offers a great boot room space, ideal for drying down after a dog walk for example. It also gives access to the garage and a timber store room and extends further into the uPVC **garden room** with French doors to the rear, taking full advantage of the south-facing garden and views.

## Outside

The property is approached over a generous driveway which provides parking for several vehicles and leads to the:

**Garage 5.38m x 2.64m** – With up/over door, side door to the side entrance/garden room, power, lighting and oil-fired central heating boiler. The front garden has been laid to lawn and footpaths extend to the front entrance and alongside the property to the side entrance and rear. The rear of the property takes full advantage of the open views and combines a paved patio seating area and a lawned garden with salad garden area. The rear border is interspersed with trees and shrubs and there is also a timber garden shed, greenhouse and outside tap on the left side.















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**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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