



Hardy Way, East Leake, LE12 6AG



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A DECEPTIVELY SPACIOUS 4 BEDROOM DETACHED HOUSE SITUATED AT THE END OF A CUL DE SAC ON THE EDGE OF THIS SOUGHT AFTER AND WELL SERVED VILLAGE. ALL ROOMS OFFER GENEROUS PROPORTIONS IDEAL FOR FAMILY LIVING.

Gas central heating, UPVC double glazing, entrance hall, cloakroom/w.c., spacious lounge with bay window, L-shaped living dining kitchen with patio doors onto the rear garden, utility room. Large landing area, master bedroom with built in wardrobes and en suite shower room, 3 further good sized bedrooms and family bathroom. Front garden, driveway providing parking for at least 4 cars leading to a single brick built garage and a pleasant landscaped rear garden.

This is one of a small number of houses built by a smaller developer to a higher standard than most new builds and offering far more spacious accommodation. It is situated towards the edge of East Leake, which is located on the Leicestershire/South Nottinghamshire border. The village has a thriving centre with a great choice of shopping, pubs, restaurants and leisure facilities, parks, schools, health centre and dentists.





Key Features

- DECEPTIVELY SPACIOUS DETACHED HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- ENTRANCE HALL, CLOAKROOM, SPACIOUS LOUNGE
- L-SHAPED LIVING DINING KITCHEN, UTILITY
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY FOR AT LEAST 4 CARS
- SINGLE GARAGE
- LANDSCAPED REAR GARDEN.

Guide Price
£425,000

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location presumes.skis.swatting

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With door to front, radiator, staircase to first floor with storage cupboard, tiled floor.

CLOAKROOM/W.C.

With window to side, w.c. and wash basin, radiator, tiled floor, tiled splashbacks.

LOUNGE

11'10" x 17'5" plus bay

With bay window to front, 2 radiators, Herringbone flooring, glazed door to hall and twin glazed doors to kitchen.

L-SHAPED LIVING DINING KITCHEN

19'10" max x 15'3" max

With window and patio doors to rear garden, limestone tiled floor, radiator, extensive range of fitted base and wall units, work surfaces, stainless steel sink top, gas hob with hood above, electric oven, integrated dishwasher and fridge freezer.

UTILITY ROOM

8'10" max x 5'10"

With half glazed door to side, fitted units, work surface and stainless steel sink top, space and plumbing for washing machine, wall mounted central heating boiler.

1st Floor Landing

With window to side, radiator and airing cupboard housing the hot water cylinder.

MASTER BEDROOM

14'1" plus wrdb x 10'2"

With window to front, radiator and built in double wardrobe with mirror fronted doors, door to en suite shower room.

EN SUITE SHOWER ROOM

7'2" max x 6'4"

With window to side, w.c., wash basin and shower cubicle, tiled splashbacks, radiator.

BEDROOM 2

8'10" x 12'8"

With window to rear and radiator.

BEDROOM 3

10'10" x 8'

With window to rear and radiator.





BEDROOM 4

9'5" x 9'11" max

With window to front and radiator.

FAMILY BATHROOM

7'2" x 5'9"

With window to side, w.c., wash basin and bath with shower over, tiled splashbacks, radiator.

OUTSIDE

FRONT GARDEN

With block paved hard standing and gravel beds, the block paved driveway extends to the side of the property providing parking for at least 4 cars and leads to the garage, there is a gate leading to the rear garden.

SINGLE GARAGE

With up and over door to front, power and lighting.

REAR GARDEN

A fully enclosed garden with extensive patio areas, lawn and shrub beds.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Conveyancing

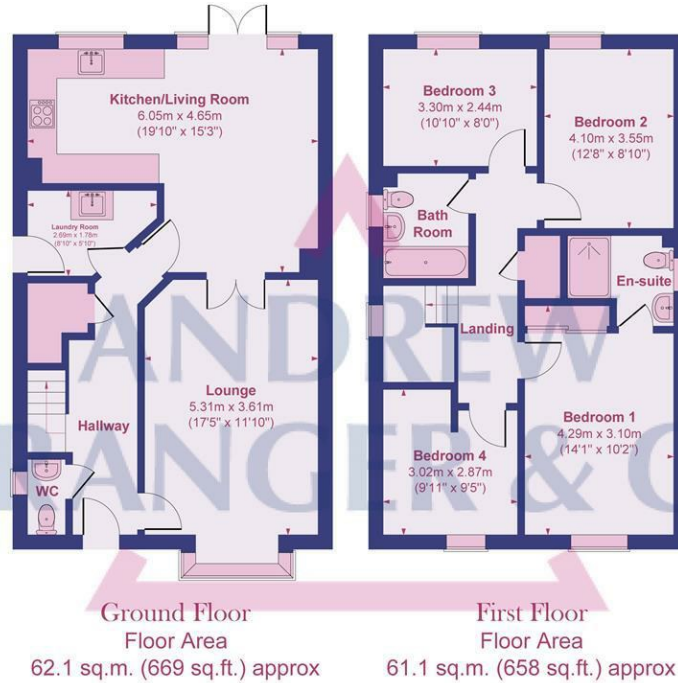
We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.





Floorplan

Approximate Gross Internal Area
123.2 sq. m. (1327 sq. ft.)



Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority
Rushcliffe Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Loughborough office on 01509 235534



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