



Firth Close, East Leake

welcome to

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A well-presented four-bedroom detached property located in the popular village location of East Leake. Entrance hall, downstairs wc, lounge, second reception room, kitchen with French doors to the rear garden, four bedrooms including ensuite and family bathroom, rear garden and garage!

Entrance Hallway

The property is entered via the front door, opening into the hall with a turned staircase rising to the first floor and doors leading to the ground floor accommodation.

Lounge

11' 2" plus recess x 15' 11" (3.40m plus recess x 4.85m)
The lounge has double glazed bay fronted windows to the front elevation, a radiator and carpeted throughout.

Kitchen/Diner

19' 6" into recess x 14' 3" (5.94m into recess x 4.34m)
With double glazed French doors leading to the rear garden, a gas hob and integrated oven, plumbing for a washing machine, two radiators, tiled flooring and access to the utility cupboard.

Bedroom One

13' 11" x 14' 4" maximum (4.24m x 4.37m maximum)
Bedroom one has double glazed windows to the front elevation, a radiator and access to the ensuite.

Bedroom Two

18' 4" maximum x 10' 3" (5.59m maximum x 3.12m)
Bedroom two has double glazed windows to the front and rear elevation and a radiator.

Bedroom Three

11' 3" x 9' 10" maximum (3.43m x 3.00m maximum)
Bedroom three has double glazed windows to the rear elevation, a radiator and direct access to the main bathroom.

Bedroom Four

Bedroom four has double glazed windows to the rear elevation and a radiator.

Ensuite

The ensuite comprises of a low flush wc, double shower, a radiator and double-glazed windows to the front elevation.

Jack and Jill Bathroom

The bathroom is a 'Jack and Jill' bathroom with access being shared with the third bedroom, has partially tiled walls, vinyl flooring and has a three-piece suite comprising panelled bath, low level wc, pedestal wash hand basin, heated towel rail and a upvc double glazed window to the side.

Outside

To the front of the property there is a pathway leading to the front door, a driveway providing off road parking and access to the carport, garage and rear garden.

To the rear there is a patio seating area, the garden is mainly laid to lawn with fencing and walled boundaries.



Garage

There is a detached brick garage with an up and over door to the front, power and light.



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Firth Close, East Leake

- Detached family home
- Four Bedrooms
- Ground floor wc
- Ensuite
- Rear Garden

Tenure: Freehold EPC Rating: C

£380,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114506 - 0003

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