



**Thistle Bank, East Leake**

**welcome to**

## **Thistle Bank, East Leake**

**\*\* VIRTUAL TOUR\*\*** A superbly presented and thoughtfully extended detached family home which offers a fantastic level of family living space. The property enjoys an un-overlooked position within a cul de sac to provide a good level of privacy. Internal viewing is recommended.

### **Entrance**

The property is entered via a solid oak front door into the hallway which has ceramic tiled flooring, stairs off to the first floor, a radiator, an alarm keypad and doors off to all ground floor rooms.

### **Ground Floor Wc**

The refitted ground floor wc has ceramic tiled flooring, a low level wc, a wash hand basin with tiled splashbacks, a radiator and a upvc double glazed window to the side.

### **Formal Lounge**

13' 3" x 10' 10" ( 4.04m x 3.30m )  
This is a formal lounge room with ample space for a three-piece suite, has carpeted flooring, a radiator and patio doors which open through to the family kitchen.

### **Open Plan Family Kitchen**

20' 8" maximum x 21' 10" maximum ( 6.30m maximum x 6.65m maximum )  
This is a wonderful open plan L shaped room which provides an ideal space for family relaxation or entertaining. The kitchen is fitted with a comprehensive range of gloss finished base and wall mounted units with work surfaces over, integrated appliances include dishwasher, washing machine, a double electric oven and a 5-ring gas hob with overhead touch activated extractor fan and ceramic tiled flooring throughout. There is space for an American style fridge freezer, automatic touch downlighters, ceiling spotlights and an attractive vaulted ceiling complete with Velux windows. There are two radiators, a upvc double glazed window to the side and rear bifold doors which open onto the garden.

### **Ground Floor Bedroom Four**

9' 9" x 9' ( 2.97m x 2.74m )  
This room is currently used as a bedroom but could easily be used as a further reception area, snug or home office, has a upvc double glazed window to the front and a radiator.

### **Landing**

The first-floor landing is accessed via a dogleg staircase from the ground floor, provides access to a boarded loft, has the airing cupboard with doors off to all first-floor rooms.

### **Bedroom One**

11' 6" x 10' 7" ( 3.51m x 3.23m )  
Bedroom one has a range of built in wardrobes with hanging rails and shelving, a radiator, a upvc double glazed window to the rear with views over countryside and there is a door to the ensuite.

### **Ensuite**

The ensuite has been recently refitted with a stylish suite, has ceramic tiled flooring and comprises of double shower cubicle with shower over, a vanity unit with wooden worktop and wash hand basin, a low level wc, upvc double glazed window to the side and an extractor fan.

### **Bedroom Two**

10' 8" x 9' 3" ( 3.25m x 2.82m )  
Bedroom two has laminate flooring, a upvc double glazed window to the rear with views over countryside and a radiator.





### Bedroom Three

10' 2" x 10' 3" ( 3.10m x 3.12m )

Bedroom Three has laminate flooring, built in wardrobes with changing rails and shelving, a radiator and upvc double glazed window to the front.

### Family Bathroom

The family bathroom has been recently refitted with a stylish suite, is fully tiled with tiled flooring, the suite comprises of bath with shower over on mixer, side shower screen, there are twin sinks set onto a vanity unit with storage beneath with worktop over, low level wc, a upvc double glazed window, an extractor fan and a radiator.

### Outside

The property occupies a cul de sac position off a private spur, with a driveway providing offroad parking for two vehicles, a shaped front lawn with gravel and flower borders, a storm porch, EV charging point, side gated access to the rear and access to the garage which houses the upgraded combination boiler. The rear garden benefits from a private aspect and consists of a decked seating area with steppingstones leading over a lawn and well stocked and established flower borders. There is a base for a hot tub with external power, a hot and cold-water tap, metal garden shed with concrete base, and fencing to boundaries.



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## Thistle Bank, East Leake

- Superb Extended Detached Family Home
- Recently Upgraded Throughout
- Countryside Views
- Refitted and Extended Family Kitchen with Bi-Fold Doors
- Four Well-Proportioned Double Bedrooms

Tenure: Freehold EPC Rating: D

**£370,000**



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](http://www.focalagent.com)

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Property Ref:  
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