



13 Leake Road
GOTHAM

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Gotham, Nottingham, NG11 0HW

Located in the heart of the well-connected and sought-after village of Gotham, this charming three-bedroom semi-detached home offers a blend of character, practicality, and outdoor space that will appeal to a wide range of buyers.

The property benefits from lovely living accommodation, a beautifully maintained and deceptively spacious rear garden, driveway parking for one vehicle, and a central position within the village, ideal for access to local amenities and transport links. Recent improvements include a newly fitted roof, front and rear doors completed in 2023 providing peace of mind and enhancing the home's kerb appeal.





The front door opens into a welcoming sitting room, where a large window to the front aspect floods the space with natural light. The room retains original charm with high ceilings and built-in shelving to either side of the chimney breast, creating a cosy living area.



From the sitting room, a door leads into a bright and open-plan kitchen and dining room. Upon entry, a useful understairs cupboard provides practical storage. The dining area offers ample space for a family table and is open to the kitchen at the rear, promoting a sociable flow ideal for modern living. The kitchen is fitted with white base and wall units and finished with speckled laminate worktops. There is an Indesit four-ring gas hob and Zanussi single oven, along with a single-bowl sink with drainer set beneath a rear-facing window. Two undercounter appliance spaces provide flexibility, and the Logic gas boiler, installed in 2021, is neatly housed within the kitchen.

To the rear of the kitchen, a rear hallway provides access to the garden via an external door and leads internally to a ground floor shower room, complete with a shower enclosure, wash hand basin and WC—convenient for guests or busy households.





and so to bed...

Upstairs, the first floor is well arranged, with all three bedrooms and a second shower room accessed from the landing.

At the front of the property is the generously proportioned primary bedroom, a large double featuring a striking panelled wall and a decorative wrought iron fireplace. A built-in cupboard with a hanging rail offers excellent wardrobe storage.

The second bedroom, also a good double, mirrors the charm of the first with another feature fireplace and pleasant proportions, offering flexibility for family members or guests. The third bedroom is a generous single, alternatively suited as an excellent home office, benefitting from a lovely outlook over the rear garden.

The first-floor shower room is smartly presented and comprises a corner shower, wash hand basin and WC, serving the upper bedrooms with convenience and style.





gardens

Externally, the property continues to impress. To the front, a block-paved driveway provides off-street parking for one vehicle. Planted beds add greenery, to the side of a set of steps that lead up to the front door. A gate to the side of the property gives secure access to the rear garden.

The rear garden is a standout feature, thoughtfully landscaped and divided into two distinct areas. Directly behind the house is a spacious patio and decked area, ideal for alfresco dining or entertaining. Planted borders and two garden sheds add practicality. At the end of this space, a timber arch leads through a fence to reveal a second garden area laid to lawn, providing a peaceful and private retreat. A raised deck at the far end houses a greenhouse and there is room alongside for a productive vegetable garden, offering a wonderful opportunity for gardening enthusiasts.

local amenities

Nestled in the picturesque countryside just 6 miles south-west of Nottingham city centre, Gotham is a charming village offering a perfect blend of rural tranquillity and convenient access to urban amenities. With its rich history, friendly community, and excellent transport links, including proximity to the M1 and East Midlands Airport, Gotham is ideal for families and professionals alike. The village boasts local shops, a primary school, and scenic walking routes, making it a desirable location for those seeking a peaceful yet well-connected lifestyle.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas combination boiler. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



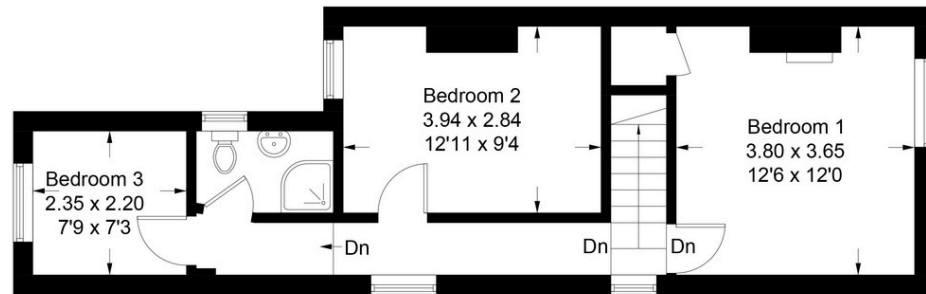
floorplan

Local Authority: Rushcliffe Borough Council
Council Tax Band: B

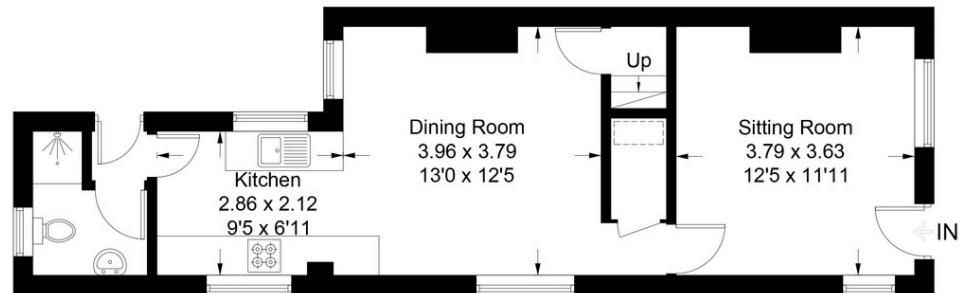
Approximate Gross Internal Area:
87.6 sq m / 943 sq ft

Tenure: Freehold
Possession: Vacant possession upon completion.

EPC rating: 56 | D
EPC potential: 86 | B



First Floor



Ground Floor

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.