



21 Hardy Way,
East Leake, LE12 6AG

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Nestled in the charming East Leake, this stunning detached house is a gem waiting to be discovered. Built in 2019, this property boasts modernity and style throughout its 1,335 sq ft of living space.

As you step inside, you are greeted by a warm and inviting atmosphere. The ground floor features a spacious lounge, perfect for relaxing evenings with loved ones, a contemporary kitchen/diner equipped with integrated appliances, and French doors that lead out to the rear garden, bringing the outdoors in. Additionally, there is a convenient utility room and a wc on this level.

Venture upstairs to find four well-proportioned bedrooms, including a master bedroom with fitted wardrobes and an en-suite shower room. The family bathroom caters to the needs of the household with its modern amenities.

Outside, the enclosed rear garden is main laid to lawn and included mature shrubs and bedding plants. The large driveway and one and a half size garage provide ample off-road parking for multiple vehicles, a rare find in such a desirable location.

Situated in the sought-after village of East Leake, residents can enjoy a plethora of local amenities including schools and shops. The proximity to East Midlands Airport and East Midlands Parkway train station adds to the convenience of this location, making it an ideal choice for families and commuters alike.

Asking Price £425,000





ACCOMMODATION

The canopied composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is an under stairs storage cupboard, and doors into the lounge, the ground floor wc, the utility room, and the kitchen/diner.

The ground floor wc is fitted with a pedestal wash hand basin, and a low flush wc. The consumer unit is housed here.

The utility room has fitted square edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a tumble dryer. The wall mounted combination boiler is set in a cabinet here, there is an extractor fan, and a UPVC door opening out to the driveway.

The lounge has a bay window overlooking the front, and double doors opening into the kitchen/diner.

Fitted with wall and base units, the kitchen/diner has a one and a half bowl stainless steel sink unit with a mixer tap over, and integrated appliances including a dishwasher, a fridge/freezer, a double oven, and a four ring gas hob with an extractor hood over. There is a window to the rear, tiled flooring, feature lighting to the dining area, and French doors opening to the garden.

On reaching the first floor, the landing has a storage cupboard, and doors into four bedrooms (master with sliding mirrored door wardrobes plus an en-suite shower room, which has a double shower enclosure, wall mounted wash hand basin, and a low flush wc), and the family bathroom. The family bathroom is fully tiled, and fitted with a panelled bath with a mixer shower over, a wall mounted wash hand basin, and a low flush wc.

OUTSIDE

At the front of the property, the driveway provides off road parking for a number of vehicles, and in turn gives access to the (one and a half size) GARAGE. There is a garden area adjacent laid to mature plants and shrubs, with a pathway to the entrance door.

Fully enclosed by timber screen fencing, the rear garden includes a patio seating area, a shaped lawn, and mature shrubs and plants.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,973.78.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A		85	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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