



78 Leake Road,  
Gotham, NG11 0JN

TJ  
THOMAS  
JAMES

# 78 Leake Road, Gotham, NG11 0JN

\*\* GUIDE PRICE £300,000 to £325,000 \*\*

Offered to the market with no upward chain, this semi detached family home has been recently renovated and extended, and provides immaculately presented accommodation arranged over two floors including; an entrance hall, a snug/living room, a beautiful open plan dining kitchen/living area, plus a utility room and a wc on the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has an enclosed garden to the front with countryside views, and a generous size garden to the rear.

Situated in the popular South Nottinghamshire village of Gotham, the property is within easy reach of East Midlands Airport, the M1 motorway and East Midlands Parkway train station. Surrounded by attractive countryside, Gotham itself enjoys a wealth of local facilities, and excellent transport links.

Viewing is highly recommended.

## Guide Price £300,000





## ACCOMMODATION

The entrance door opens to the entrance hall. From here, there is access to the snug, living room, and the utility room.

Overlooking the front, the snug/living room has a double glazed window with shutters, and a radiator.

The utility room has space and plumbing for a washing machine, a radiator, and a door opening to the ground floor wc. The ground floor wc is fitted with a low flush wc, with a built in wash hand basin.



The living room has a radiator, and gives open access to the extended dining kitchen. Fitted with a modern range of wall, drawer and base units, and quartz work surfaces, the dining kitchen has an inset sink unit with a mixer tap over, space for an American style fridge/freezer, and a Range cooker with a five ring gas hob, a glass splash back and an extractor hood over. There is a feature lantern to the roof, a wall mounted air conditioning/heating unit, and double glazed French doors (with matching side panels) opening to the rear garden.

On reaching the first floor, the landing has doors into three bedrooms and the family bathroom.

The main bedroom and third bedroom overlook the front. Both have double glazed windows with open views over local countryside. The second bedroom overlooks the rear.

The bathroom is fitted with a three piece suite comprising a bath with a mains fed shower over, a low



flush wc, and a wash hand basin set in a vanity unit. The boiler is housed in a cupboard here.

## OUTSIDE

To the front of the property there is a low maintenance gravelled garden area, giving access to the entrance door.

There is a good size garden to the rear of the property and includes a decked seating area, and a large lawn. Enclosed by timber screen fencing, the garden houses a timber shed, and has pedestrian gated access to the front.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,136.38

## Referral Arrangement Note

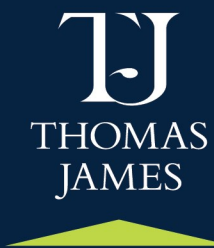
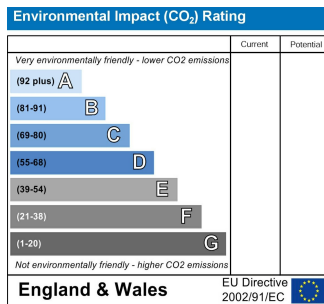
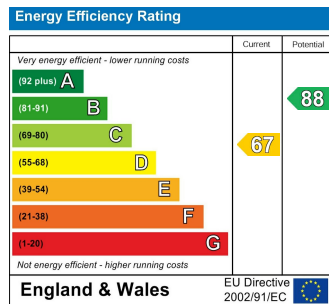
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