



128 Leake Road,  
Gotham, NG11 0JN

TJ  
THOMAS  
JAMES

# 128 Leake Road, Gotham, NG11 0JN

This semi detached home provides immaculately well presented accommodation arranged over two floors which includes; an entrance hall, a lounge, a kitchen/diner and a conservatory on the ground floor, with the first floor landing giving access to three bedrooms and the recently refurbished family bathroom.

Benefiting from gas central heating and double glazing, the property has a good size enclosed garden to the rear, and a gravelled driveway at the front providing off road parking.

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 £285,000**





## ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is a window to the front, a radiator, a ceiling light point, an under stairs storage cupboard, and doors into the lounge and the kitchen/diner.

The lounge has a window to the front, a radiator, and a ceiling light point.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a Ceramic sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, space for a tall fridge/freezer, plus an integrated oven with an electric hob and extractor hood over. There is a window to the rear, ceiling spot lights, and open access to the dining area which has a ceiling light point, a radiator, and gives access to the conservatory.

Of UPVC construction, the conservatory has a ceiling light point and wall lights, and a door opening to the rear garden.

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

Bedroom one has a window to the rear, a ceiling light point and a radiator. Bedrooms two and three have windows to the front, with views over local countryside, plus a radiator and ceiling light point.

The family bathroom has been recently refurbished and is fitted with a P-shaped bath with a shower and glazed screen over, a low flush wc, and a pedestal wash hand basin.

## OUTSIDE

At the front of the property, the gravelled driveway provides off road parking for two vehicle. There are fenced and hedged boundaries, a pathway leading to the entrance door, and pedestrian gated access to the rear garden.

There is a large garden to the rear of the property which is enclosed by timber screen fencing and includes; a decked seating area, a lawned area, and mature shrubs and plants.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,136.38.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



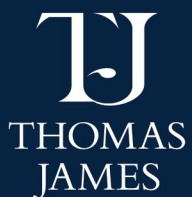
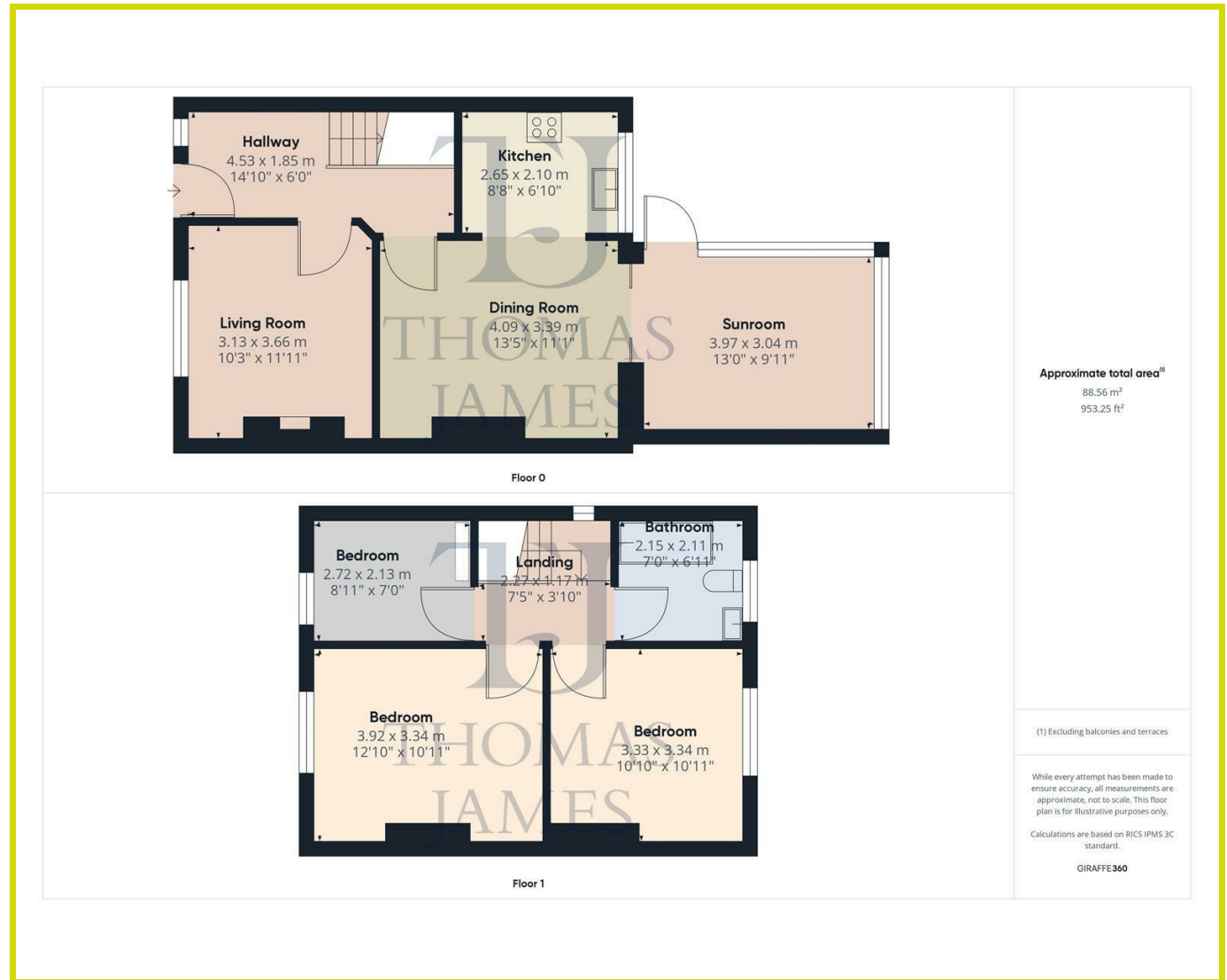
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C		69	
(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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