



7 Bumblebee Close,
East Leake, LE12 6XW

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****Guide Price £220,000 to £225,000****

This immaculate and modern two bedroom end terraced house occupies a central location in the highly regarded village East Leake. The property is set on a generous plot and benefits from two parking spaces to the front of the property. Benefiting also with the remainder of its 10 year NHBC warranty.

The property comprises of an entrance hall, downstairs WC, lounge, breakfast kitchen, with French doors opening to the rear garden. Upstairs two bedrooms and an immaculate family bathroom.

The property benefits from gas central heating and double glazing.

To the rear of the property there is an enclosed garden, with patio area and artificial lawned area.

Parking for 2 vehicles to the front of the property and further ownership of the turning bay and the lawned area overlooking the tree copse (area to be confirmed),

Viewing is highly recommended.

Guide Price £220,000





Accommodation

The composite entrance door at the front of the property, opens to the entrance hall. From here, the stairs rise to the first floor, and doors opening to the lounge, and the convenient ground floor cloakroom/wc.

Overlooking the front, the spacious lounge has a door in turn, opening to the kitchen.

The kitchen is fitted with a range of wall and base units, has a one and a half bowl sink and drainer unit with a mixer tap over, integrated washing machine, dishwasher and fridge freezer and a built in oven, with a four ring gas hob and an extractor hood over. The combination boiler is house in a cupboard. There is plenty of space for a table and chairs, and French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, and doors opening into two double bedrooms, and the family bathroom, which is fitted with a three piece suite in white.

Outside

At the front of the property, the tarmac driveway provides off road parking for up to two vehicles. There is access to the entrance door, and a pathway leading to the side and rear.

Timber fence enclosed, the low maintenance rear garden includes patio seating areas, and an artificial lawn.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,892.42

Referral Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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.

DISCLAIMER NOTES

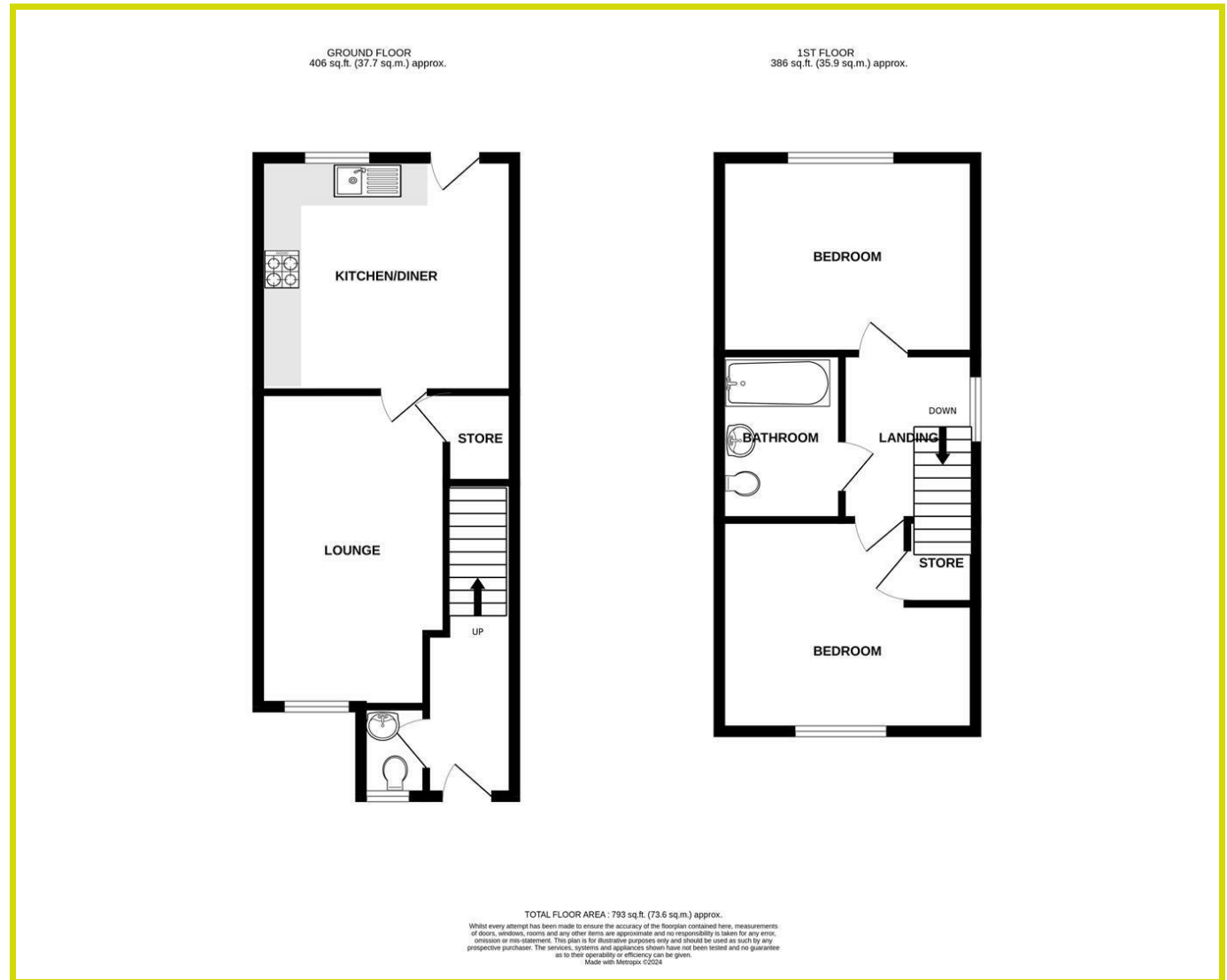
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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