



Peacock Gardens, East Leake



£245,000

- STUNNING END TOWN HOUSE
- CLEVERLY REARRANGED
- FOUR BEDROOMS
- CONTEMPORARY INTERIOR
- TWO BATHROOMS
- WHITEWASHED STYLISH INTERIOR
- FREEHOLD
- EPC rating B



A simply stunning yet highly deceptive end townhouse which has undergone extensive alterations to the interior creating a stylish home that offers a versatile arrangement.

The whitewashed interior has a contemporary theme running throughout and in our view would ideally suit the young and growing family or possibly those with teenagers.

Enter through the porch and directly in to the front facing lounge featuring wood panelled walling, quality wood effect Amtico flooring, handy under stairs storage cupboard and a door through to the inner hallway.

The hallway has a winding staircase leading to the first floor, access to the ground floor shower room and rear facing full width dining kitchen. The dining kitchen features a contemporary high gloss range of base, drawers and eye level units with integrated appliances including electric oven, four ring gas hob, extractor, washing machine, slimline dishwasher, fridge and freezer. Quartz work surfaces with a grooved drainer, high polished tiled flooring, space for a dining table, ceiling spotlights and French doors leading out in to the garden ideal for summer entertaining.

The quality ground floor shower room makes a welcome addition with a separate shower enclosure having a Mira electric shower with rain style shower head and separate attachment, vanity wash hand basin, WC, chrome heated towel radiator, fully tiled walls, ceiling spotlights and extractor fan.



On the first floor there are two double sized bedrooms, both with fitted wardrobes and a central fourth bedroom currently utilised as a dressing room and formerly a first floor bathroom with all fittings still in tact should this require reinstating.

Up on the second floor is the master bedroom suite featuring a range of fitted wardrobes, dressing table area, walk in storage cupboard off the second floor landing and a stunning contemporary en-suite bathroom with four piece suite, incorporating a double shower enclosure with double mixer shower with rain style shower head and separate attachment, WC with hidden cistern, vanity style wash hand basin and a sunken tiled bath with central mixer taps featuring a mirrored television! In addition a chrome heated towel radiator, Velux window, ceiling spotlight and extractor fan.

To the outside, the property has a side by side two car driveway to the front with a path to the side leading around to gated access into a rear garden featuring artificial lawn, a paved patio, slate grey fencing, space for a garden shed, outside tap, power sockets and security light.

Good to know: The property has uPVC double glazing throughout, gas centrally heated via an Ideal combination gas central heating boiler located in a kitchen cupboard.

To find the property, proceed from East Leake village centre towards the church along Brookside where at the roundabout you should take the first turning left into Sheepwash Way. At the junction turn right on Cinnabar Way, next left in to Peacock Gardens where the property is situated on the left hand side as identified by the agent's 'For Sale' board.



PORCH 1.1m x 1.63m (3'7" x 5'4")

LOUNGE 3.6m x 4.52m (11'10" x 14'10")

DINING KITCHEN 2.61m x 3.6m (8'7" x 11'10")

GROUND FLOOR SHOWER ROOM 1.28m x 1.96m (4'2" x 6'5")

BEDROOM TWO 2.69m x 3.61m (8'10" x 11'10")

BEDROOM THREE 2.38m x 3.61m (7'10" x 11'10")

BEDROOM FOUR/DRESSING ROOM 1.67m x 2.38m (5'6" x 7'10")

MASTER BEDROOM 2.57m x 5.2m (8'5" x 17'1")

EN-SUITE BATHROOM 1.49m x 3.36m (4'11" x 11'0")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band C. Annual service charge - £250 per annum.

DISCLAIMER

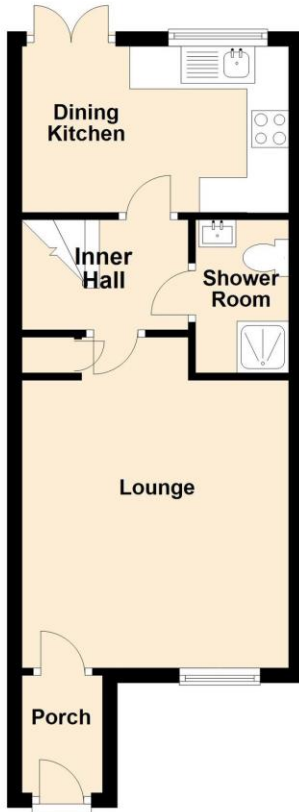
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

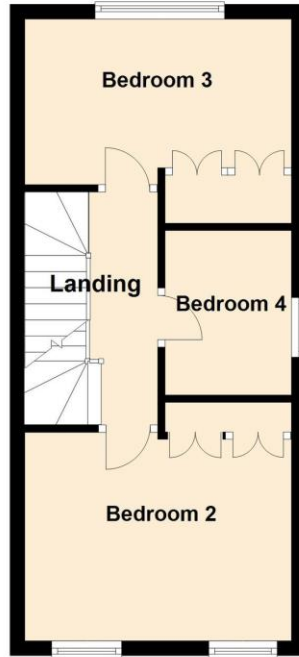
Ground Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



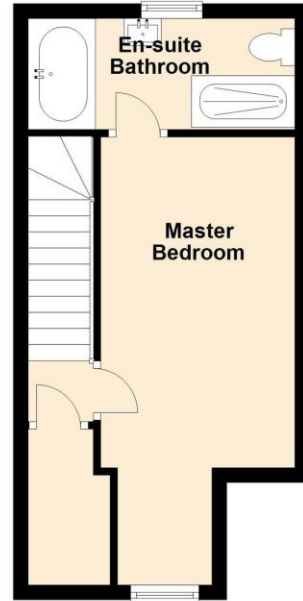
First Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



Second Floor

Approx. 25.9 sq. metres (279.0 sq. feet)



Total area: approx. 89.7 sq. metres (965.9 sq. feet)





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