



Osier Fields, East Leake



£265,000

- GENEROUS MODERN TOWNHOUSE
- THREE BEDROOMS
- THREE BATHROOMS
- UTILITY ROOM
- QUIET CUL-DE-SAC LOCATION
- OVERLOOKING PLEASANT GREEN
- FREEHOLD
- EPC rating C



This generous modern townhouse occupies a quiet cul-de-sac position enjoying open front views across the central tree lined green.

The location is excellent, just around the corner from Lantern Lane primary and East Leake Academy secondary schools and just a short stroll to the village centre shops and country lane walks.

The impressive accommodation offers a modern feel throughout and would make a great home for the professional couple or young and growing family etc.

Enter through the hallway with plenty of space for shoes and coats including a storage cupboard, tiled flooring and leading through to a useful utility room with plumbing for automatic washing machine, cupboard and sink and rear door leading in to the garden.

Bedroom three is also situated to the ground floor and overlooks the garden and could be utilised as a garden room or separate study etc. The ground floor bedroom is served via a ground floor shower room which offers a shower enclosure with Aqualisa mixer shower, half height and fully tiled walls& floor and an extractor fan.



Daytime living is up on the first floor and enjoys a large front lounge overlooking the green with feature contemporary wall covering. The full width dining kitchen overlooks the rear garden with space for a dining table, built in stainless steel electric oven, four ring gas hob and extractor, space for a slimline dishwasher, work surface over lighting, ceiling spotlights and ceramic tiled floor.

To the second floor are two large double bedrooms, the master with fitted double wardrobe and en-suite bathroom and bedroom two also having an en-suite shower room with corner shower enclosure and miXer shower.

The property has a single car drive leading to the integral garage with up and over door, light and power. To the rear, a fully enclosed lawn garden with borders and shrubs and full width sundeck.

Good to know: The property has uPVC double glazing throughout, gas central heating powered by a conventional central heating boiler located in a kitchen cupboard with pressurised hot water cylinder in the airing cupboard of bedroom two.

To find the property, proceed from East Leake village centre along Gotham Road, at the first roundabout turn right on to Lantern Lane, first right in to Osier Fields where you will approach the green forking right and where the property is then situated on the right hand side identified by the agent's 'For Sale' board.



ENTRANCE HALL 6.54m x 1.91m (21.5ft x 6.3ft)

UTILITY ROOM 2.4m x 1.91m (7.9ft x 6.3ft)

SHOWER ROOM 2.87m x 0.85m (9.4ft x 2.8ft)

BEDROOM THREE (GROUND FLOOR) 2.66m x 2.45m (8.7ft x 8ft)

LOUNGE 4.44m x 5.68m (14.6ft x 18.6ft)

DINING KITCHEN 4.43m x 3.33m (14.5ft x 10.9ft)

BEDROOM ONE 4.46m x 4m (14.6ft x 13.1ft)

EN-SUITE 1.97m x 1.65m (6.5ft x 5.4ft)

BEDROOM TWO 4.44m x 3.61m (14.6ft x 11.8ft)

EN-SUITE SHOWER ROOM 1.57m x 1.62m (5.2ft x 5.3ft)





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 D.

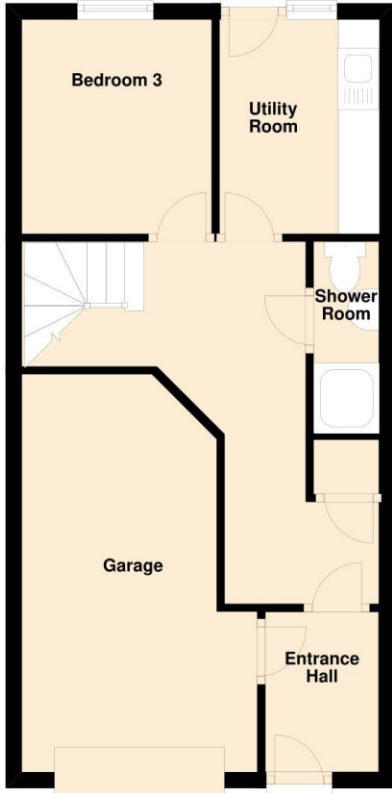
DISCLAIMER

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.

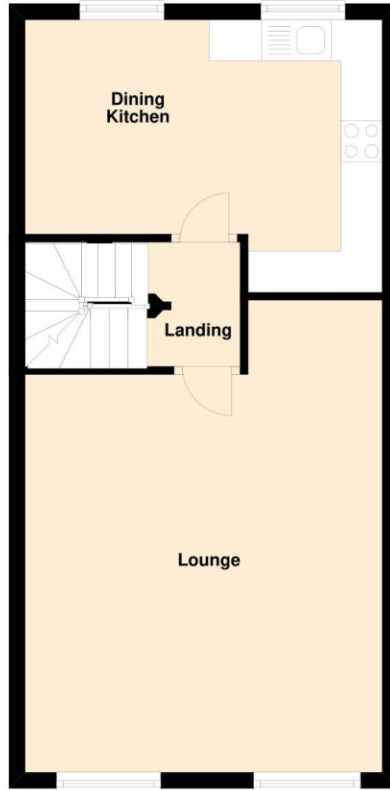
REFERRALS

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.

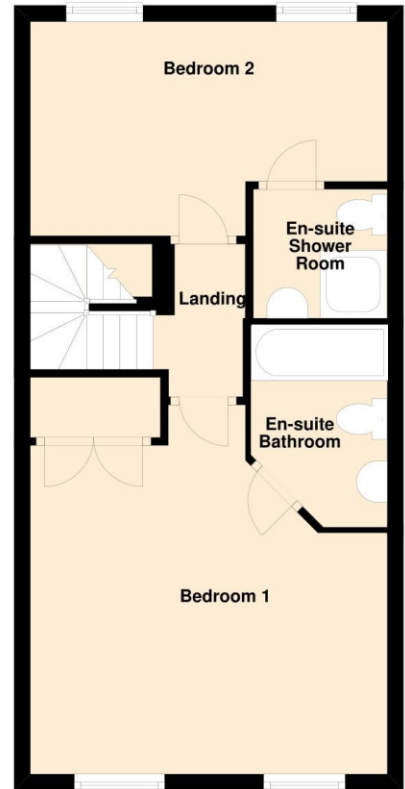
Ground Floor



First Floor



Second Floor





Newton Fallowell East Leake

01509 856934
eastleake.negs@newtonfallowell.co.uk