



Twentylands Drive, East Leake



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2

£360,000



Key Features

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- AUSPICIOUS ADDRESS
- 1,246 SQUARE FEET
- GENEROUS PLOT
- ELECTRIC GARAGE DOOR
- EPC rating D
- FREEHOLD





This substantial two double bedroom detached bungalow occupies a generous plot and when combined with the garage provides accommodation spanning an impressive 1,246 square feet.

The address is an auspicious one and many residences along the road have gone in to the roof space which is always an option. The conservatory is a good sized addition, whilst the kitchen has been refitted with modern units at both base and eye level and includes an integrated four ring gas hob with electric oven, side by side fridge freezer and plumbing for an automatic washing machine.

Initially on entry, the broad hallway has two useful storage cupboards and roof space access, the lounge spans front to rear with stone and slate fireplace/chimney breast combination. Double doors lead into the conservatory with two separate doors to both the hall and kitchen.

The main bedroom is to the front and has a dual aspect with both front and side elevation windows, the second bedroom is nicely proportioned with a side elevation window.

The shower room has a modern quadrant shower unit (mains) with hinged seat, there is then a wash hand basin and dual flush WC and a ladder design centrally heated towel rail.

Outside at the front, the block paved driveway allows off road parking for two vehicles, the fore garden is mainly laid to lawn in an 'L' shape with low level walling fronting the pavement. The integrated garage has an electric up an over door and spans the length of the lounge. From a maintenance point of view, the fascias and soffits have been replaced with uPVC ones. At the rear, the full extent of the plot becomes more apparent and also the privacy factor with the property not being overlooked from beyond, fully enclosed by timber fencing with concrete base and posts. The garden faces due south.

This is a rare opportunity to purchase a single storey dwelling as most have been adapted over time and the residence is available with no upward chain with a layout which provides versatility and flexibility.

To find the property, from the village centre proceed along Main Street, turn right at the church on to Station Road. before the steam railway bridge turn left in to Twentylands Drive, bear right into the main part of Twentylands itself where the property is situated on the left hand side as identified by the agent's 'For Sale' board.







HALL 4.48m x 1.74m (Narrowing to 1.10) (14'8" x 5'8")

LOUNGE 6.65m x 3.49m (21'10" x 11'6")

CONSERVATORY 5.81m x 3.34m (19'1" x 11'0")

KITCHEN 4.66m x 2.61m (15'4" x 8'7")

BEDROOM ONE 4.32m x 3.60m (14'2" x 11'10")

BEDROOM TWO 3.24m x 2.81m (10'7" x 9'2")

SHOWER ROOM 2.83m x 2.16m (9'4" x 7'1")

GARAGE 6.67m (MAX) x 2.83m (21'11" x 9'4")



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 E.

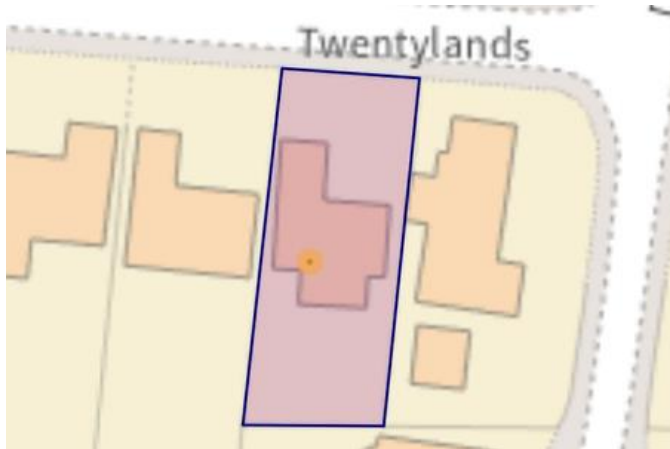
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REFERRALS

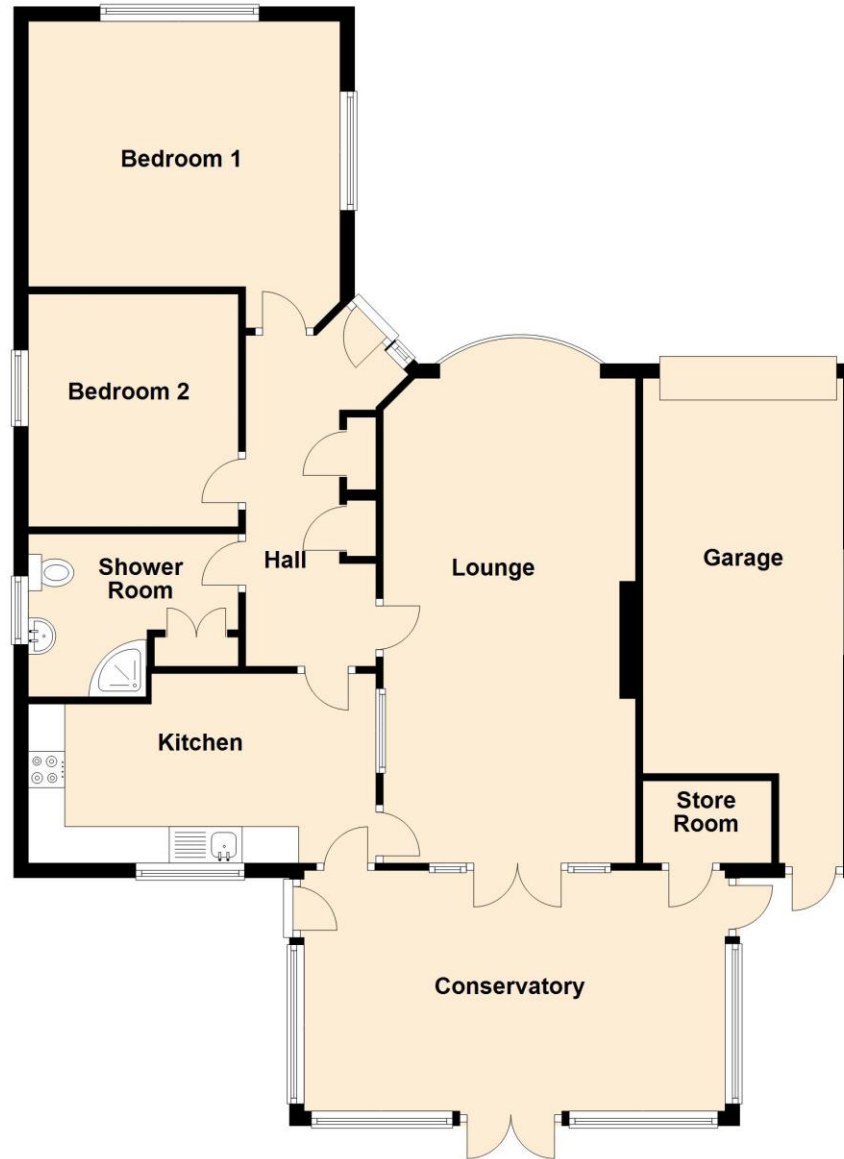
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Ground Floor

Approx. 115.8 sq. metres (1246.0 sq. feet)



Total area: approx. 115.8 sq. metres (1246.0 sq. feet)

