



Bateman Road, East Leake



£385,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- EXTENDED ACCOMMODATION
- CONSERVATORY WITH AIRCON
- CORNER PLOT POSITION
- BROOKSIDE SCHOOL CATCHMENT
- FREEHOLD
- EPC rating C



This substantial four bedroom detached home occupies a generous corner plot built circa 1973, the residence has had multiple extensions to the rear and side creating a dining room, utility and side conservatory.

The bathroom has been refitted and now has four elements including bath and separate shower along with wash hand basin & WC. The modern kitchen has the advantage of the separate utility room. The gardens are particularly well tended to and the Presscrete driveway allows low maintenance off road car parking in conjunction with the integral single garage.

Initially on entry, the hall has wood flooring and there is a modern WC with hidden cistern, full tiling to walls and two recessed spotlights.

The lounge is impressive in its proportions, spanning almost six metres in length with a focal point real flame effect electric fire. Electrical sockets and light switches (with dimmer) are in a contemporary brushed metal finish. Double doors provide access to the dining room and a single glazed door allows access to the kitchen.



The kitchen has a breakfast bar, integrated five ring Siemens induction hob with oven, and microwave also built in, fridge freezer adjacent and Neff dishwasher. LED lights illuminate the room. The separate utility has plumbing for a washing machine, space and plumbing for a washing machine, base and eye level units, side elevation door and a rear aspect window.

The dining room has wooden flooring matching the lounge and sliding door through to the conservatory, which has double doors out to the garden and is an excellent room to escape to and benefit from the afternoon sunshine.

At first floor, the landing has a roof space access hatch. The main bedroom faces to the front and has three double built in wardrobes, the second double bedroom is to the rear with a single built in wardrobe. Bedroom three is to the front with a cupboard over the stairs and the fourth is to the rear.

The four piece bathroom provides a choice of bathing, fully tiles, there is an electric dual voltage shaver point, recessed halogen lighting and a ladder design centrally heated towel rail.

Special reference should be made to the plot to fully appreciate its size, the rear garden is yet another feature of the property, mainly laid to lawn with mature borders ideal for catching the morning and afternoon sun respectively. To the right hand elevation there is space for a potting shed and the conservatory benefits from air conditioning.

Bateman Road is only five minutes walk from Brookside school and is therefore in its catchment, the village amenities are also within close proximity. Great local walks for the dog and a park isn't far away either for the family purchaser.

To find the property, head along Main Street towards the church and turn right along Station Road. Take the next turning right which is Bateman Road, the property is then situated on Bateman Road on the corner of Truro Close.



HALL 0.79m x 1.82m (2'7" x 6'0")

LOUNGE 3.84m x 5.95m (12'7" x 19'6")

DINING ROOM 2.71m x 3.93m (8'11" x 12'11")

CONSERVATORY 2.65m x 3.36m (8'8" x 11'0")

KITCHEN 3.22m x 3.4m (10'7" x 11'2")

UTILITY ROOM 1.27m x 2.64m (4'2" x 8'8")

GROUND FLOOR WC 0.81m x 1.8m (2'8" x 5'11")

FIRST FLOOR LANDING 0.8m x 2.68m (2'7" x 8'10")

BEDROOM ONE 2.76m x 4.04m (9'1" x 13'4")

BEDROOM TWO 2.92m x 3.04m (9'7" x 10'0")

BEDROOM THREE 2.42m x 2.74m (7'11" x 9'0")

BEDROOM FOUR 2.01m x 2.52m (6'7" x 8'4")

FAMILY BATHROOM 1.68m x 3.04m (5'6" x 10'0")





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 D.

DISCLAIMER

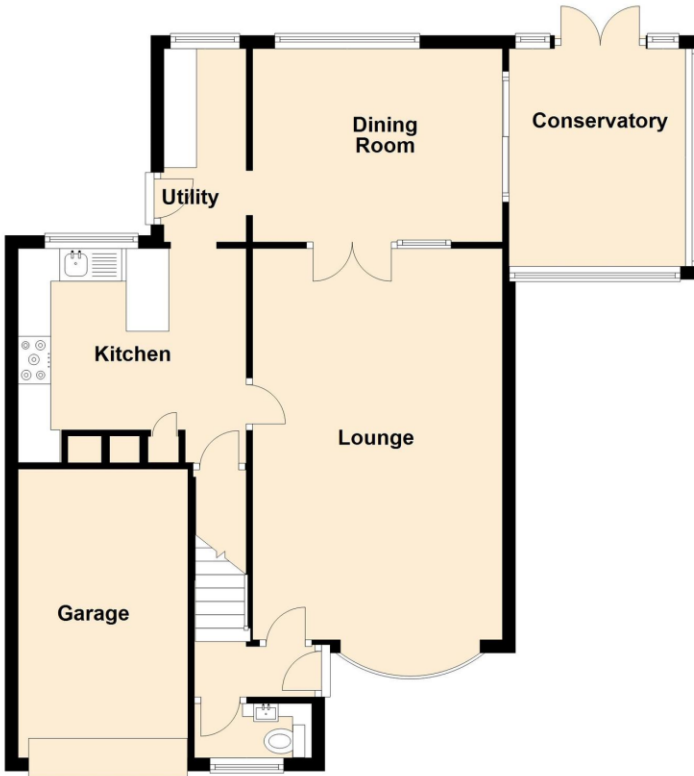
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REFERRALS

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.

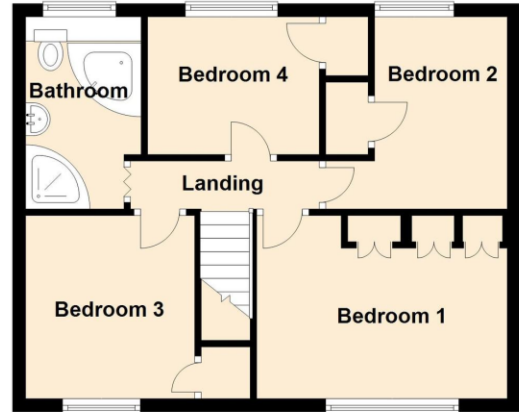
Ground Floor

Approx. 78.1 sq. metres (840.9 sq. feet)



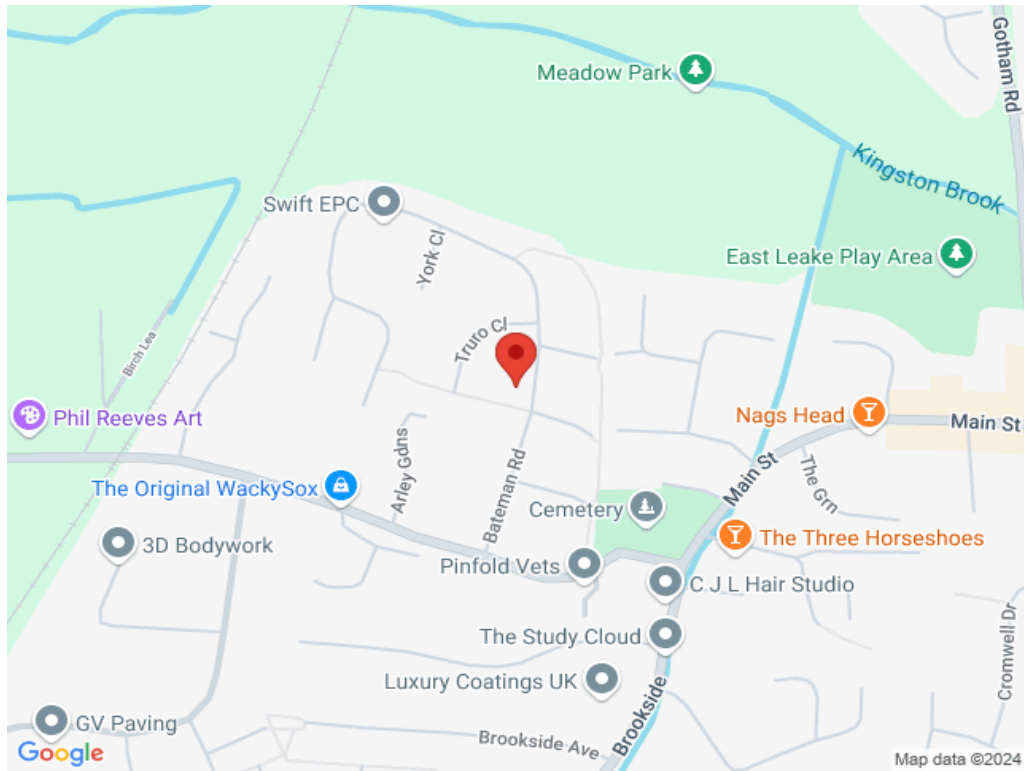
First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 121.3 sq. metres (1305.4 sq. feet)





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