



Hardy Way, East Leake



**£425,000**

- IMPRESSIVE DETACHED FAMILY HOME
- FOUR BEDROOMS (THREE DOUBLE)
- LIVING DINING KITCHEN
- GROUND FLOOR W.C.
- UTILITY ROOM
- EN-SUITE SHOWER ROOM
- FREEHOLD
- EPC rating B



An impressive and deceptive, detached family home nestled into a corner cul-de-sac position with plenty of parking and this is one of just 14 individual properties constructed by private developer Wagstaff Homes, which is different to the rest of the neighbouring estate. The quality and design of this particular home sees generous rooms with high reach ceilings, contemporary grooved internal doors, washed walls creating a bright and airy feel and stylish finishes throughout.

Enter through the generous hallway which features a quality limestone tiled floor spanning from here through into the living dining kitchen and utility room. There is a handy ground floor W.C. and understairs storage cupboard and the winding balustrade staircase enjoys a gallery style landing.

A full height glazed door leads from here into a front facing lounge with quality wood effect luxury vinyl flooring, box bay window and double doors to the living dining kitchen.

We can imagine daytimes being spent in the kitchen where there is room for a dining table and sofa arrangement and french doors leading into the garden ideal for summer entertaining. The shaker style kitchen has integrated Bocshe appliances including fridge freezer, dishwasher, built-in electric double oven, four ring gas hob and extractor, ceiling spotlights and a full height glazed door from the hallway.



The utility room has washing machine plumbing, space for a tumble dryer, additional sink and handy side entrance door leading out onto the driveway.

Upstairs there are four bedrooms (three double) with the master having built-in mirrored wardrobes and an en-suite shower room. This includes a double shower enclosure with mixer shower having a rain style shower head and separate attachment, half height and fully tiled splashbacks, tiled floor, chrome heated towel radiator, shaver point, extractor and window.

Bedrooms two and three overlook the rear garden while bedroom four is a good size single and overlooks the rear garden. The family bathroom completes the accommodation and has an over-bath mixer shower, glass shower screen, chrome heated towel radiator, shaver point, extractor fan and window.

Outside is a block paved driveway with enough parking for approximately four cars, this leads to a detached, longer than average single garage with up and over door, light, power and storage to the roof void. Gated access to the side leads into a fully enclosed garden with an L-shaped patio and surrounding borders and shrubs.

**GOOD TO KNOW:** The property has uPVC double glazing throughout. Gas central heating powered by a combination gas central heating boiler located in the utility room cupboard.

**TO FIND THE PROPERTY:** Proceed from East Leake village centre on Gotham Road and to the second roundabout where you should turn left onto Woodroffe Way and second left into Hardy Way where the property is situated on the right hand side.



ENTRANCE HALLWAY 2.29m x 6.32m (7'6" x 20'8")

GROUND FLOOR W.C. 0.84m x 1.90m (2'10" x 6'2")

LOUNGE 3.59m x 5.79m (11'10" x 19'0")

LIVING DINING KITCHEN 6.05m x 4.62m (19'10" x 15'2")

UTILITY ROOM 1.78m x 2.72m (5'10" x 8'11")

BEDROOM ONE 3.12m x 4.28m (10'2" x 14'0")

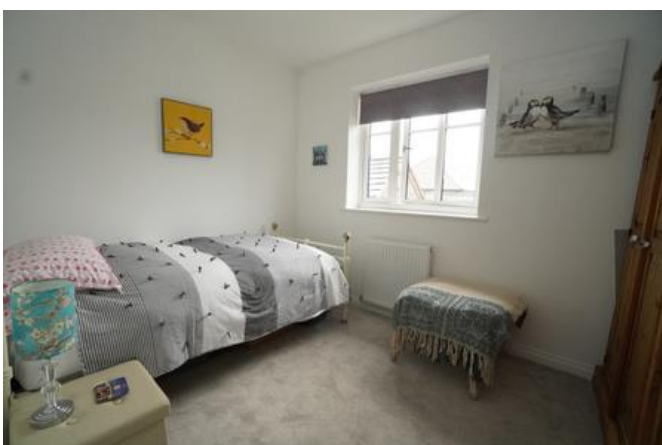
EN-SUITE SHOWER ROOM 2.18m x 1.90m (7'2" x 6'2")

BEDROOM TWO 2.68m x 3.85m (8'10" x 12'7")

BEDROOM THREE 2.44m x 3.29m (8'0" x 10'10")

BEDROOM FOUR 3.05m x 2.85m (10'0" x 9'5")

FAMILY BATHROOM 1.73m x 2.20m (5'8" x 7'2")





## SERVICES AND 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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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.



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