

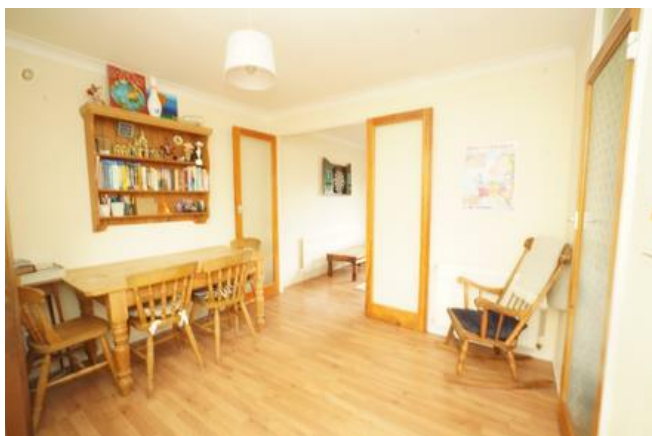


Manor Road, East Leake



£157,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGER THAN AVERAGE PLOT
- TIMBER BUILT WORKSHOP/GARAGE
- SCHOOLS NEARBY
- FREEHOLD
- EPC rating D



A good sized semi detached family home, situated upon a larger than average garden plot including a detached timber built garage/workshop and occupying this highly convenient location, just a short stroll from Lantern Lane Primary and East Leake Academy Secondary schools. The property is for sale with no chain.

The home offers uPVC double glazing and gas central heating and in our view would ideally suit a young and growing family or first time purchasers looking for plenty of space starting out.

Enter through a useful porch and into the entrance hall which has wood laminate flooring and a useful under stairs storage alcove with space for hanging coats etc.

The lounge is to the front which also offers wood laminate flooring and is centred around a living flame effect gas fireplace with glazed double doors leading to the dining room. The dining room is adjacent to the kitchen with these two rooms offering the potential to create one large dining kitchen across the rear of the property if desired. There are sliding patio doors leading into an aluminium framed single glazed style conservatory and a glazed door from the dining room to the kitchen.

The kitchen offers a basic range of cupboards and drawers with plumbing for a washing machine, electric cooker point, access from the kitchen and a glazed door leading to a useful side porch which has a uPVC double glazed entrance door from the driveway, leads to a ground floor WC and also a generous utility type store. This room can house an additional fridge or freezer etc.



Upstairs there are three bedrooms (two double) with bedrooms one and two both having built in wardrobes, number three is a good sized single whilst the shower room completes the accommodation and has a corner shower enclosure with Triton electric shower and tiled splashbacks.

The property sits behind mature hedges creating a degree of privacy to the front with a lawned garden and side three to four car driveway with gated access leading to the rear garden. The rear lawned gardens are enclosed by timber fencing and has timber built with workshop/garage.

Good to know: The property has uPVC double glazing throughout and gas central heating powered by an Ideal combination gas central heating boiler located in the side porch.

To find the property, proceed from East Leake village centre on Gotham Road to the first roundabout turning right on to Lantern Lane, second left into St Mary's Crescent and second right in to Manor Road where the property is situated on the right hand side.

PORCH 1m x 1.93m (3'4" x 6'4")

ENTRANCE HALL 2.06m x 3.67m (6'10" x 12'0")

LOUNGE 3.69m x 4.25m (12'1" x 13'11")

DINING ROOM 2.77m x 3.2m (9'1" x 10'6")

KITCHEN 2.61m x 3.14m (8'7" x 10'4")

CONSERVATORY 2.56m x 3.62m (8'5" x 11'11")

SIDE PORCH 1.25m x 2.58m (4'1" x 8'6")

GROUND FLOOR WC 0.89m x 1.23m (2'11" x 4'0")

UTILITY STORE 1.3m x 2.76m (4'4" x 9'1")

BEDROOM ONE 3.71m x 3.73m (12'2" x 12'2")

BEDROOM TWO 2.66m x 4.13m (8'8" x 13'6")

BEDROOM THREE 2.63m x 2.89m (8'7" x 9'6")

SHOWER ROOM 1.75m x 2.2m (5'8" x 7'2")

WORKSHOP/GARAGE 3.69m x 6.12m (12'1" x 20'1")





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 B.

DISCLAIMER

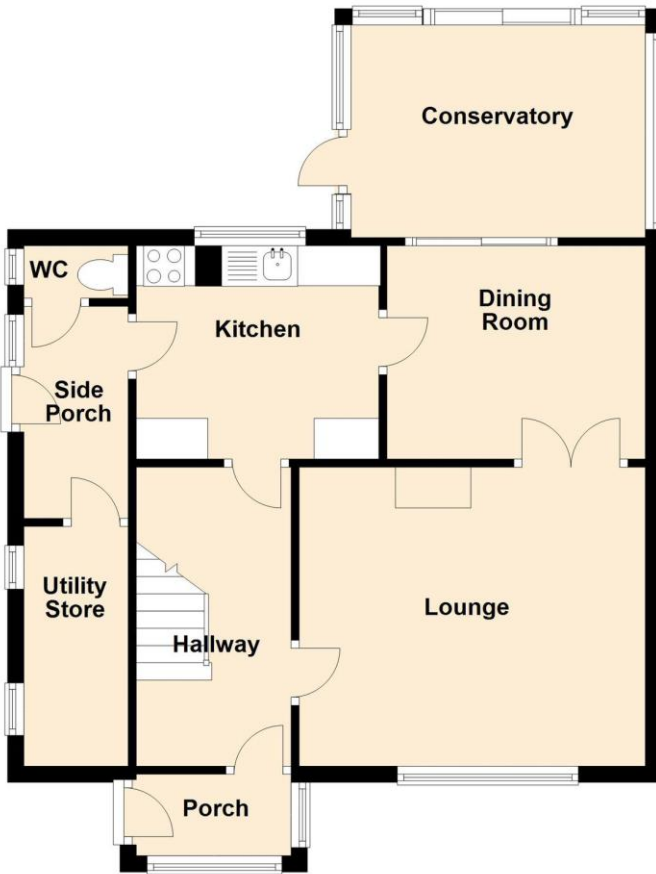
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

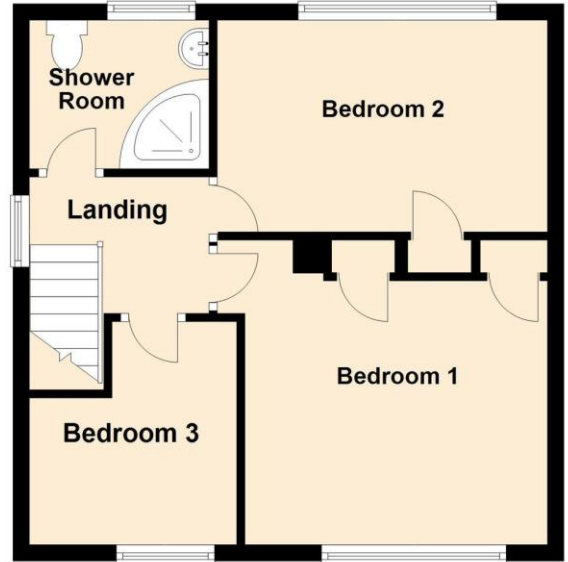
Ground Floor

Approx. 60.6 sq. metres (652.7 sq. feet)

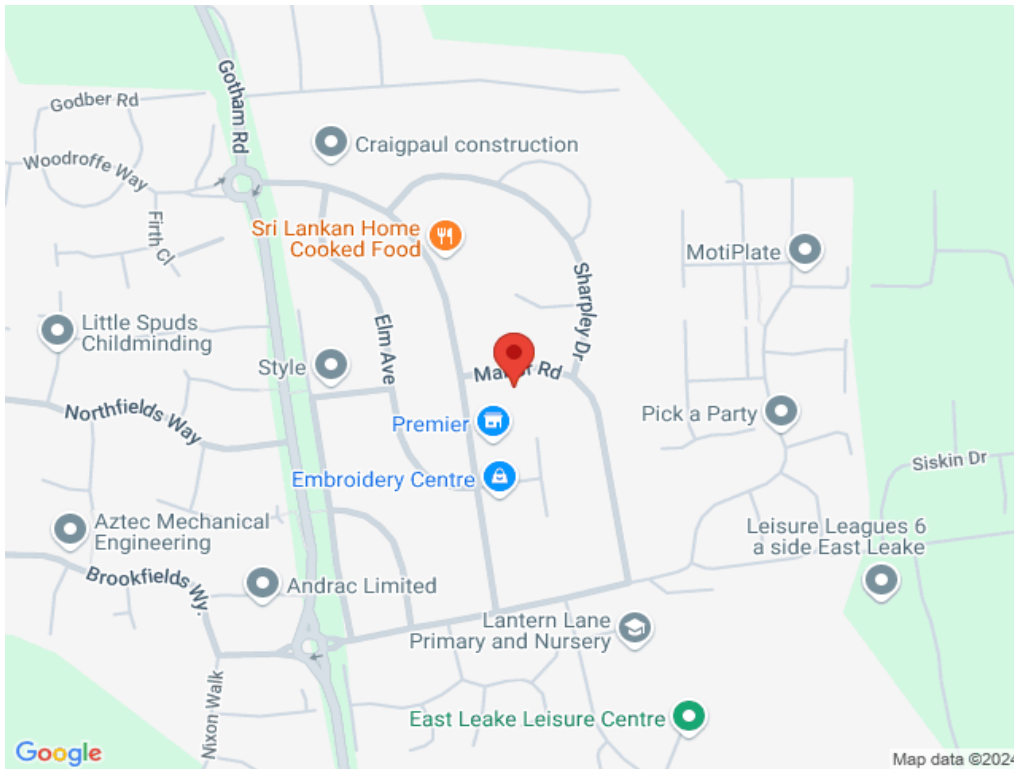


First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 101.6 sq. metres (1094.0 sq. feet)



Newton Fallowell East Leake

01509 856934
eastleake@newtonfallowell.co.uk