



Meeting House Close, East Leake

 4  2  2



£390,000



## Key Features

- FOUR BEDROOM DETACHED
- DISTINCT DESIGN
- APPROX 1500 SQ FEET EXCLUDING GARAGE
- GAS CENTRAL HEATED
- DOUBLE GLAZED
- FEATURE GARDEN
- EPC RATING C
- FREEHOLD





This substantial four bedroomed family home approaches 1500 square feet excluding the double garage and sits on a mature plot with feature rear garden and an orientation which faces east/west.

Fully double glazed and gas central heated via a Viessmann boiler, this is a particularly rare opportunity, with this design rarely on the market.

Initially on entry the large hall has a wc off and a useful cupboard beneath the stairs and also adjacent an additional cupboard provided with light and discreetly housing the alarm control unit along with a modern electric circuit breaker.

The lounge has feature oak flooring and a focal point of an open fire on a raised stone hearth with reclaimed timber mantelpiece. To the rear of the room a sliding patio door provides access to the Indian slate patio and garden beyond. The family room is open to interpretation which regards its use and has an attractive box bay window with views over the rear garden, double doors for entry and could easily be used as an office, dining room or hobby room etc.

The kitchen diner is split into two distinct areas, the kitchen section has integrated appliances including fridge freezer, built-in hob with electric oven, plumbing for a dishwasher, base and eye level units. The dining area has its own separate rear elevation window and access through to the utility room which has a second sink unit, plumbing for a washing machine, space for a

further appliance and houses the aforementioned boiler, additional cupboards and side access door.

At first floor the master bedroom also has a box bay window and en-suite facilities with an electric shower within the cubicle. The second double bedroom is a good size. Bedroom three is to the rear with built-in wardrobe and bedroom four is also nicely proportioned.

The bathroom has a coloured suite and with the airing cupboard adjacent and cupboard in bedroom three, could prove beneficial if someone wished to enlarge the bathroom into the extra space.

Outside to the front is a private patio with the garden enclosed by hedge, the driveway allows parking for two vehicles as does the garage. At the rear is the aforementioned full width Indian slate patio and a mainly lawned garden with the top right also paved with timber pergola taking advantage of the evening sunshine and the sun setting in the west.

At the end of Meeting House Close is the recently refurbished play park and village centre amenities are only a ten minute walk away.

To find the property, from East Leake village centre proceed along Costock Road, taking a right turn into Meeting House Close, the property is situated on the left hand side identified by the agent's 'For Sale' board.









HALL 6.04m x 1.6m (19.8ft x 5.2ft)  
WIDEN 2.71

LOUNGE 6.65m x 3.94m (21.8ft x 12.9ft)

FAMILY ROOM 3.32m x 3.11m (10.9ft x 10.2ft)  
MAX

KITCHEN DINER 5.06m x 4.33m (16.6ft x 14.2ft)  
NARROW 2.63

UTILITY ROOM 2.39m x 1.59m (7.8ft x 5.2ft)

GROUND FLOOR WC 1.87m x 0.9m (6.1ft x 3ft)

BEDROOM ONE 5.07m x 3.56m (16.6ft x 11.7ft)  
MAX

EN-SUITE SHOWER ROOM 2.53m x 1.68m (8.3ft  
x 5.5ft)

BEDROOM TWO 4.01m x 3.97m (13.2ft x 13ft)

BEDROOM THREE 2.97m x 2.74m (9.7ft x 9ft)





**BEDROOM FOUR** 2.64m x 2.57m (8.7ft x 8.4ft)

**FAMILY BATHROOM** 2.68m x 1.67m (8.8ft x 5.5ft)

### 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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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

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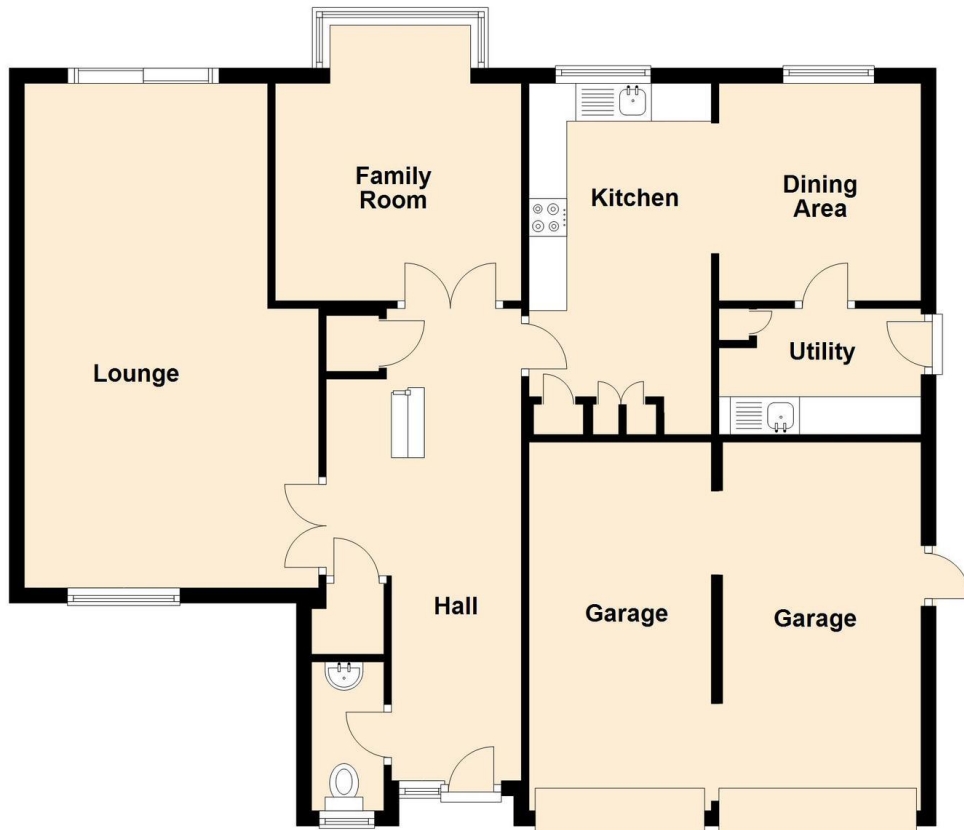






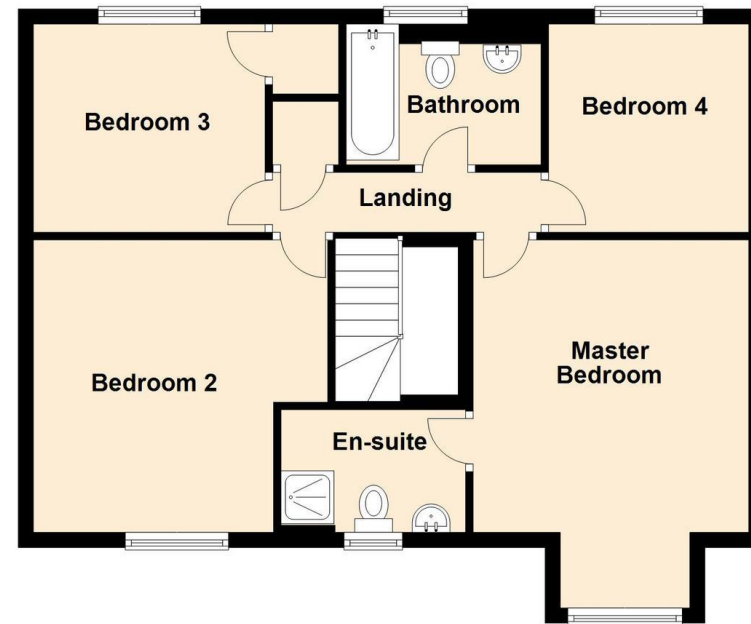
### Ground Floor

Approx. 102.7 sq. metres (1105.9 sq. feet)



### First Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



Total area: approx. 163.5 sq. metres (1759.8 sq. feet)



