



Sycamore Road, East Leake



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£260,000

- DETACHED FAMILY HOME
- THREE BEDROOMS
- UPGRADED CENTRAL HEATING SYSTEM
- REFITTED KITCHEN
- BROOKSIDE SCHOOL CATCHMENT
- ESTABLISHED LOCATION
- FREEHOLD
- EPC rating D



This well proportioned three bedroomed detached home situated on the favoured 'Trees Estate' in East Leake and is therefore within Brookside Primary school catchment area, ideal for families or professionals alike.

A Worcester combination central heating boiler and replacement central heating radiators were installed April 2021 and the property is fully double glazed.

Initially on entry, the porch has a tiled floor and useful cupboard which currently houses a tumble dryer. The hallway itself is neutrally presented, a modern radiator, brushed metal light switch and an under stairs storage cupboard.

The lounge diner spans front to rear. The dining section is to the rear and has a double glazed sliding patio door out to the garden, the lounge benefits from two radiators, also with dimmer light switches to create the appropriate mood.

The kitchen is yet another feature of the property, having been refitted in 2015 with white gloss units with brushed metal handles. Integrated appliances include a dishwasher, four ring Bosch induction hob with electric oven beneath, fridge freezer, microwave along with plumbing for a washing machine. There is a double glazed side access door and rear aspect window with LED and recess halogen lighting on a dimmer switch and under floor heating.



At first floor the landing discreetly houses the boiler. The main bedroom is to the front and has two built in double wardrobes and a pleasant outlook, the second double bedroom is to the rear with a view over the garden and patio below. The third bedroom is nicely sized with an exposed timber varnished floor.

The bathroom has electric under floor heating, centrally heated towel rail and has a dual aspect with rear and side elevation windows, fully tiled walls, dual voltage electric shaver point and electric Mira Sprint shower over the bath.

To the outside, the driveway allows off road car parking for at least two vehicles, the fore garden is mainly laid to lawn. Whilst at the rear there's a paved patio with a single step up to a lawn section and is fully enclosed and there is a single sectional garage with up and over door.

To find the property, from East Leake village centre proceed along the Main Street towards the church, turn right here on to Station Road and second left onto Twentylands Drive which becomes Sycamore Road. The property is then situated on the left hand side as identified by the agent's 'For Sale' board.

PORCH 1.13m x 2.01m (3'8" x 6'7")

HALL 1.8m x 4.23m (5'11" x 13'11")

LOUNGE DINER 3.65m (narrowing to 3.06) x 7.37m (12'0" x 24'2")

KITCHEN 2.4m x 3.04m (7'11" x 10'0")

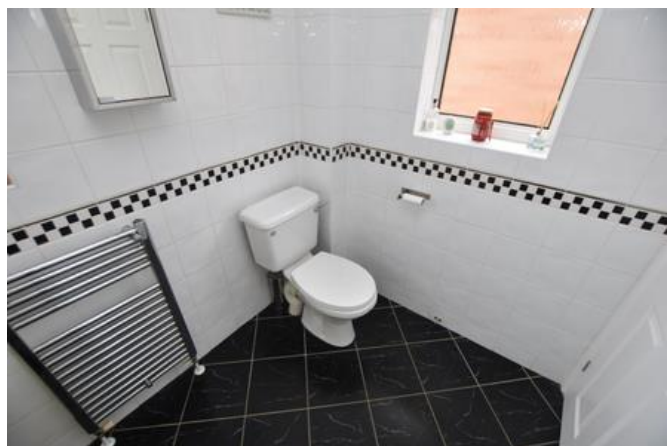
FIRST FLOOR LANDING 1.93m x 3.12m (6'4" x 10'2")

BEDROOM ONE 3.35m x 3.63m (11'0" x 11'11")

BEDROOM TWO 3.08m x 3.54m (10'1" x 11'7")

BEDROOM THREE 2.17m x 2.47m (7'1" x 8'1")

BATHROOM 1.71m x 2.54m (5'7" x 8'4")





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 C

DISCLAIMER

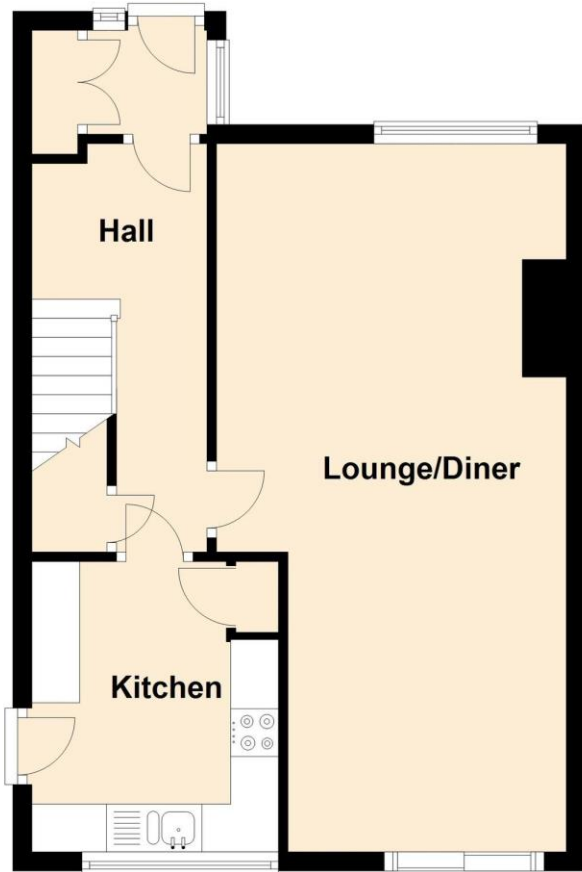
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

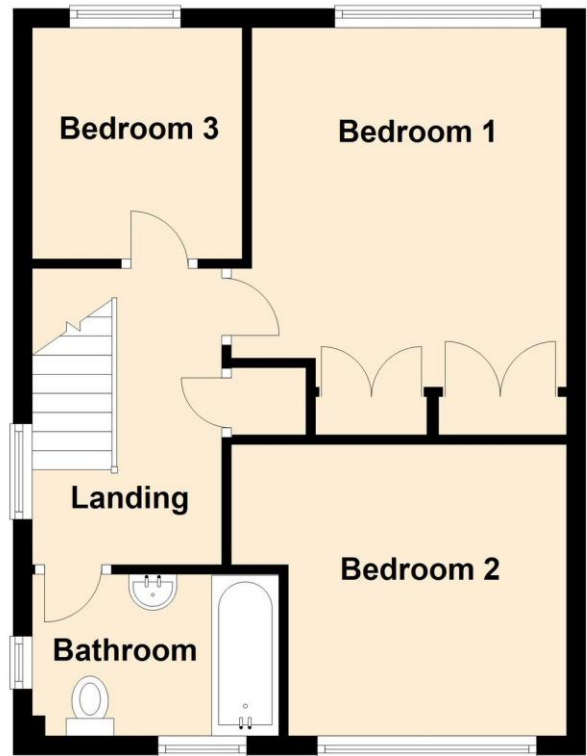
Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 85.1 sq. metres (915.7 sq. feet)



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