



Admiral Close, East Leake



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£235,000

- THREE BEDROOM SEMI
- MASTER EN-SUITE
- TWO PARKING SPACES
- CUL-DE-SAC LOCATION
- PROXIMITY TO SCHOOLS
- IDEAL FIRST PURCHASE
- FREEHOLD
- EPC rating B



This modern three bedroom semi detached property is ideal for the first time buyer, professionals or families. The design boasts a full width main bedroom which has an en-suite, two side by side car parking spaces and proximity to the nearby children's park. The new primary school in East Leake is just a five minute walk away.

Initially on entry through the composite door into the hallway which has attractive timber patterned laminate flooring, modern electric circuit breaker and the ground floor WC.

The lounge is neutrally presented and has a useful under stairs cupboard and there is decorative panelling to one wall.

The full width kitchen diner is split in to two distinct sections, to the kitchen area there is a built in four ring gas hob with electric oven beneath, stainless steel extractor hood and splashback. Space for a fridge, plumbing for and space for washing machine and dishwasher respectively. One of the eye level cupboards discreetly houses the Ideal combination gas central heating boiler, the units are light grey. The timber patterned laminate floor continues through to the dining section and here there is further natural lighting and access to the garden via a pair of uPVC double doors.



To the first floor, the landing has a large cupboard for storage and there is an oversized loft hatch which has a drop down ladder, the loft is boarded.

The main bedroom has its own central heating controls for the first floor, a storage cupboard over the stairs and an en-suite having a mains shower within the cubicle. Bedrooms two and three are to the rear and overlook the garden. Finally the family bathroom has tiling to the bath and wash hand basin and there is a low level WC.

To the outside, at the rear, there's a feature paved patio with slabs forming a circular area, a mainly lawned garden adjacent and beyond fully enclosed by timber fencing and brick walling.

To find the property, from East Leake village centre proceed along the Main Street towards the church, pass along Brookside, at the roundabout turn left on to Sheepwash Way. Turn left in to Admiral Close where the property is situated on the left hand side identified by the agent's 'For Sale' board.

HALL

GROUND FLOOR WC 1.69m x 0.96m (5'6" x 3'1")

LOUNGE 4.37m x 3.63m (14'4" x 11'11")

KITCHEN DINER 4.67m x 2.7m (15'4" x 8'11")

BEDROOM ONE 3.67m x 2.87m (12'0" x 9'5")

EN-SUITE SHOWER ROOM 1.91m x 1.63m (6'4" x 5'4")

BEDROOM TWO 2.76m x 2.38m (9'1" x 7'10")

BEDROOM THREE 2.39m x 1.9m (7'10" x 6'2")

FAMILY BATHROOM 1.81m x 1.81m (5'11" x 5'11")





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.
Service charge £259.00 per annum (approx £22 per month paid monthly).

DISCLAIMER

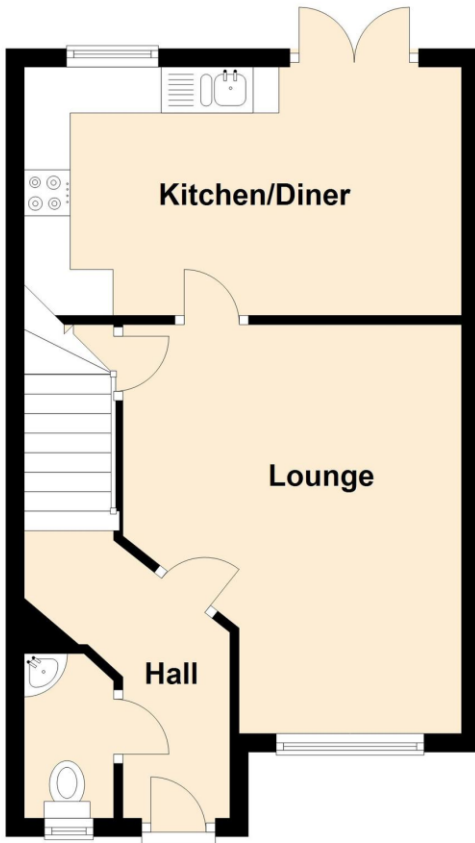
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

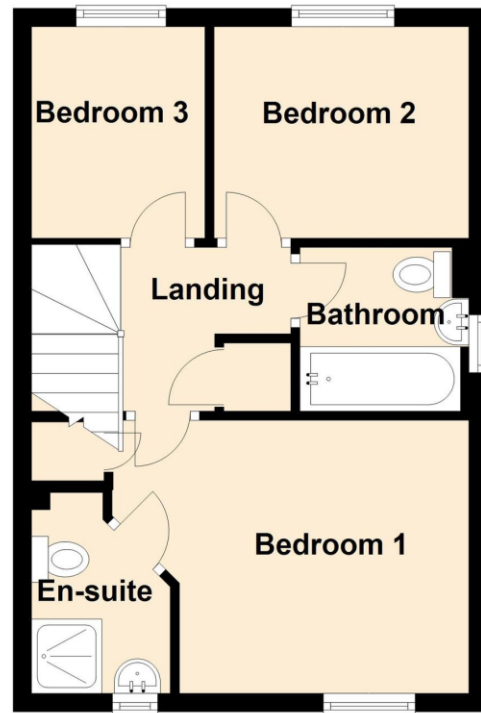
Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.5 sq. feet)



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