



Brickcliffe Road, East Leake



**£275,000**

- SEMI DETACHED HOME
- EXTENDED ACCOMMODATION
- FOUR BEDROOMS
- EN-SUITE BEDROOM
- WEST FACING GARDEN
- CLOSE TO SCHOOLS
- FREEHOLD
- EPC rating C



This deceptive extended four bedroom semi detached house has a versatile ground floor bedroom with en-suite, having a pitched roof with Velux with then the kitchen also benefiting from the rear extension which incorporates a utility room.

The location is ideal for those seeking proximity to East Leake Academy and Lantern Lane Primary school which is only a couple of minutes walk away and the garden size will appeal to the family purchaser, being nicely proportioned and also west facing.

Initially on entry, the porch has a composite door with circular eye level cut glass panel and side elevation window. The hallway then has its own uPVC internal door with glazed panel, attractive oak effect laminate flooring with modern radiator.

The lounge diner spans front to rear with dimmer light switches, real flame effect gas fire is the focal point of the room with a raised slate hearth and matching back with metal surround.



The kitchen has a CDA built in double oven and grill, four ring gas hob with extractor hood above, integrated Bosch dishwasher with a range of base and eye level cupboard units in gloss white with contrasting brushed metal handles. The under stairs cupboard discreetly houses the modern electric circuit breaker. The utility room fully uses the height of the room with spacious additional cupboards in grey gloss with work surface with space and plumbing for washing machine with space also for a tumble dryer and fridge freezer. A rear access door to the garden.

The ground floor bedroom has the architectural feature of the partial pitched roof and Velux roof light and could be used for a number of purposes. The en-suite shower room is directly off from the room with a three piece suite with electric shower within the cubicle.

At first floor the main bedroom is to the rear and faces west, bedroom two is to the front and has a built in cupboard, bedroom four is also to the front whilst the bathroom is yet another feature of the property with a slate coloured floor and wall tiles with contrasting white three piece suite comprising hidden cistern WC, inset wash hand basin with double cupboard and bath with electric shower over.

The property occupies a good overall size plot with low maintenance fore garden then paving allowing off road car parking for three vehicles. The rear garden has a full width paved patio with a mainly lawned garden beyond which is fully enclosed by timber fencing. The garage has had a partial conversion and is now used as a store. An ideal family home.

Good to know: The utility room was completely refurbished in January 2023. All external doors (including the porch one) and windows fitted in December 2023. Gas centrally heated via a Worcester Bosch boiler located in the utility room, the entire heating system has been replaced in 2021 with additional radiators fitted and replaced.

To find the property, from East Leake village centre proceed along Gotham Road, turn right on to Stonebridge Drive, follow the road three quarters of the way along turning left in to Brickcliffe Road. The property is situated on the left hand side as identified by the agent's 'For Sale' board.



**PORCH** 2.1m x 0.69m (6'11" x 2'4")

**HALL** 3.97m x 1.7m (13'0" x 5'7")

**LOUNGE DINER** 6.64m x 3.24m (narrowing to 2.33) (21'10" x 10'7")

**KITCHEN** 2.64m x 2.5m (8'8" x 8'2")

**UTILITY ROOM** 3.36m x 1.3m (11'0" x 4'4")

**GROUND FLOOR BEDROOM (THREE)** 3.84m x 2.79m (12'7" x 9'2")

**EN-SUITE SHOWER ROOM** 3.24m x 1.3m (10'7" x 4'4")

**FIRST FLOOR LANDING**

**BEDROOM ONE** 3.16m x 3.17m (10'5" x 10'5")

**BEDROOM TWO** 3.27m x 3.11m (10'8" x 10'2")

**BEDROOM FOUR** 2.34m x 1.94m (7'8" x 6'5")

**BATHROOM** 1.82m x 1.58m (6'0" x 5'2")





## 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.

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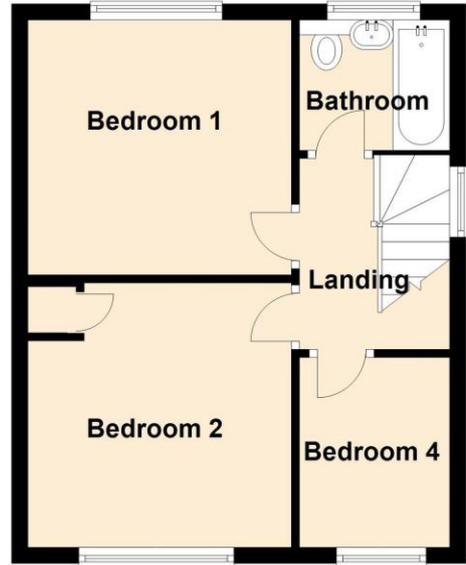
### Ground Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



### First Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Total area: approx. 94.3 sq. metres (1014.8 sq. feet)





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