

Peacock Gardens, East Leake



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£235,000

- IDEAL FIRST TIME BUYERS
- MODERN
- PARKING FOR TWO SPACES
- PRIVATE GARDEN
- THREE BEDROOM SEMI
- NICELEY PRESENTED
- FREEHOLD
- EPC rating B



Upon entering through the composite front door, you step into a hallway with stylish timber-effect laminate flooring, a modern electric circuit breaker, and a convenient ground floor WC.

The lounge is tastefully decorated in neutral tones, featuring a useful under-stairs storage cupboard. The open-plan kitchen and dining area extends across the full width of the home and is divided into two distinct sections. The kitchen is equipped with a built-in four ring gas hob, an electric oven beneath, a stainless steel extractor hood and matching splashback. There is space for a fridge, along with plumbing and room for both a washing machine and a dishwasher. A discreet eye-level cupboard houses the Ideal combination gas central heating boiler. The kitchen units are finished in a stylish white colour. The timber-effect laminate flooring continues into the dining area, which enjoys ample natural light and access to the garden through a set of uPVC double doors.

Upstairs, the landing includes a large storage cupboard and an oversized loft hatch with a drop-down ladder, leading to a boarded loft.

The main bedroom benefits from its own central heating controls for the first floor, a built-in storage cupboard above the stairs and an en-suite featuring a mains-powered shower. Bedrooms two and three are situated at the rear of the property, overlooking the garden. The family bathroom is fitted with tiling around the bath and washbasin, as well as a low-level WC.



Outside, the rear garden features a decorative paved patio, a well-maintained lawn, and is fully enclosed with timber fencing.

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 right onto Cinnabar Way and left on where the property is situated on the left hand side identified by the agent's 'For Sale' board.

GROUND FLOOR WC 1.7m x 0.95m (5'7" x 3'1")

LOUNGE 4.38m x 3.61m (14'5" x 11'10")

KITCHEN DINER 4.68m x 2.67m (15'5" x 8'10")

BEDROOM ONE 3.68m x 2.89m (12'1" x 9'6")

EN-SUITE 1.9m x 1.6m (6'2" x 5'2")

BEDROOM TWO 2.75m x 2.4m (9'0" x 7'11")

BEDROOM THREE 2.4m x 1.9m (7'11" x 6'2")

BATHROOM 1.8m x 1.8m (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.

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

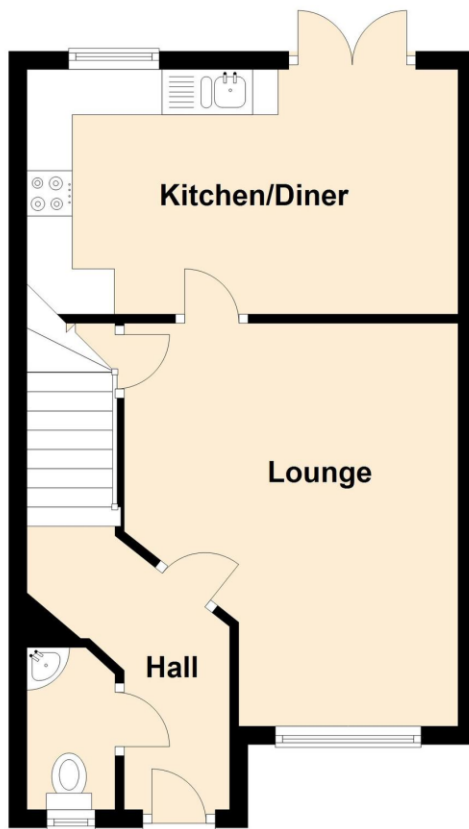
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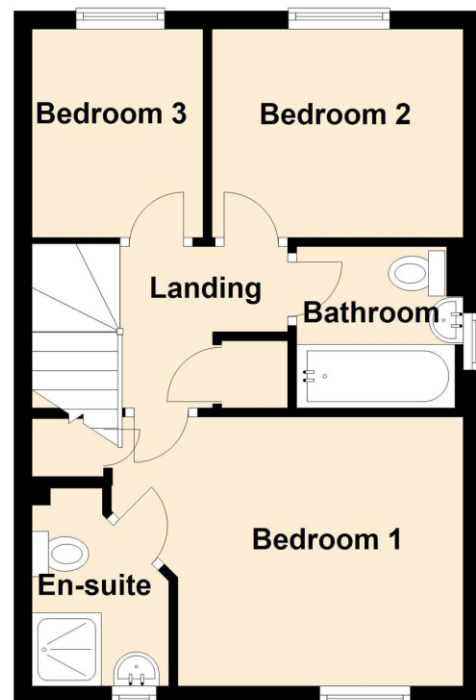
Ground Floor

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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