



## The Green, East Leake



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**£262,000**

- THREE BEDROOM PROPERTY
- THREE RECEPTION ROOMS
- EXCELLENT POTENTIAL
- OUTBUILDINGS
- SINGLE GARAGE
- CENTRAL LOCATION
- FREEHOLD
- EPC rating D



A very rare opportunity to purchase a well proportioned end of row semi detached period cottage with views towards the Pinfold (17th Century historic wall). The property is fully double glazed and has gas central heating via a combi boiler but also lends itself to renovation and adaptation.

There are stud walls in part that can be reconfigured and a chimney breast that supports an open fire could also maybe be removed to create open plan potentially. Lots of potential!!

Externally there is a workshop and stores plus a separate detached single garage.

Initially on entry via the timber patterned uPVC door is the hallway which has a stud wall between it and the snug, a front elevation window, neutral wall decoration and double glazed internal door.

The kitchen diner has stripped timber cupboard doors adjacent to the chimney breast, a rear elevation window, storage cupboard units at base and eye level, plumbing for a washing machine and electric cooker point.

The sitting room or dining room depending on your wishes is next, and this has panelled walls to the staircase, stripped timber cupboard adjacent to the chimney breast, under stairs cupboard useful for storage and internal door through to the lounge.





The lounge has two front elevation windows, a cupboard adjacent to the chimney breast and a real flame effect gas fire (untested).

The rear lobby accessed from the sitting room has a glazed door to the garden and a separate door back out to the driveway and a final door providing access to a ground floor bathroom. The bathroom comprises of a three piece suite with airing cupboard discreetly housing the hot water cylinder (possibly not in use).

Stairs lead from the sitting room to the first floor landing which provides access to all first floor rooms. Bedroom one is at the front and has a very spacious walk in cupboard, bedroom two is a very similar size with the same front aspect with built in cupboard adjacent to the chimney breast and neutral decor. Bedroom three is to the rear with a cupboard over the stairs whilst the bathroom is very generous in its proportions with a shower cubicle, wash hand basin and WC and a separate cupboard housing the combination gas central heating boiler.

To the outside, at the rear, initially is a paved patio and a path leading to the workshop then three further stores, the garden is mainly laid to lawn and a path leading to a side entrance gate and garage which is a brick built and has a pedestrian side access door and up and over metal door. There is space to pull in and park.

The location is very central to the village, a two minute walk to Brookside Primary school and is sold with no upward chain.

To find the property, from East Leake village centre shops proceed along Main Street and just before the church turn left in to The Green. The property is situated on the left hand side identified by the agent's For Sale board.





HALL 3.38m x 1m (11'1" x 3'4")

SNUG 3.47m x 2.18m (11'5" x 7'2")

KITCHEN DINER 3.32m x 2.88m (10'11" x 9'5")

SITTING ROOM 3.52m x 2.13m (11'6" x 7'0")

LOUNGE 3.44m x 3.38m (11'4" x 11'1")

REAR LOBBY 1.97m x 0.94m (6'6" x 3'1")

GROUND FLOOR BATHROOM 2.73m x 1.54m (9'0" x 5'1")

FIRST FLOOR LANDING 4.71m x 0.8m (15'6" x 2'7")

BEDROOM ONE 3.4m x 3.38m (11'2" x 11'1")

BEDROOM TWO 3.39m x 3.37m (11'1" x 11'1")

BEDROOM THREE 2.61m x 2.41m (8'7" x 7'11")

BATHROOM 2.21m x 2.31m (7'4" x 7'7")





## SERVICES & TENURE

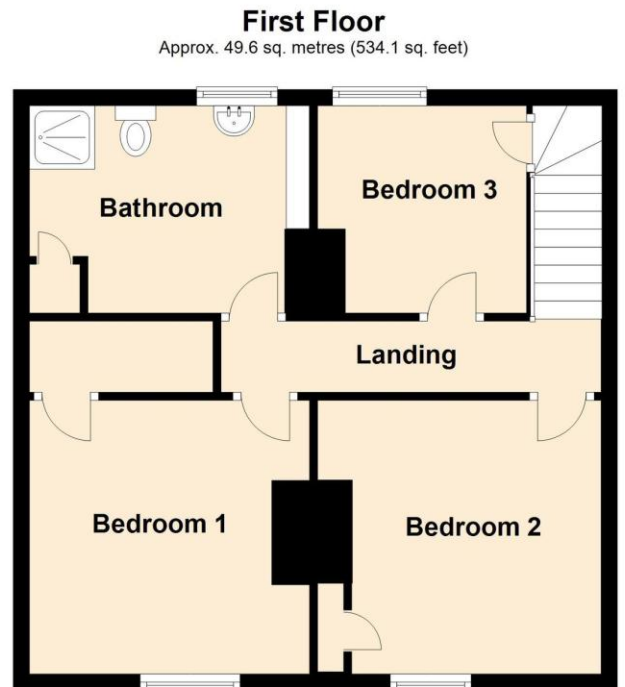
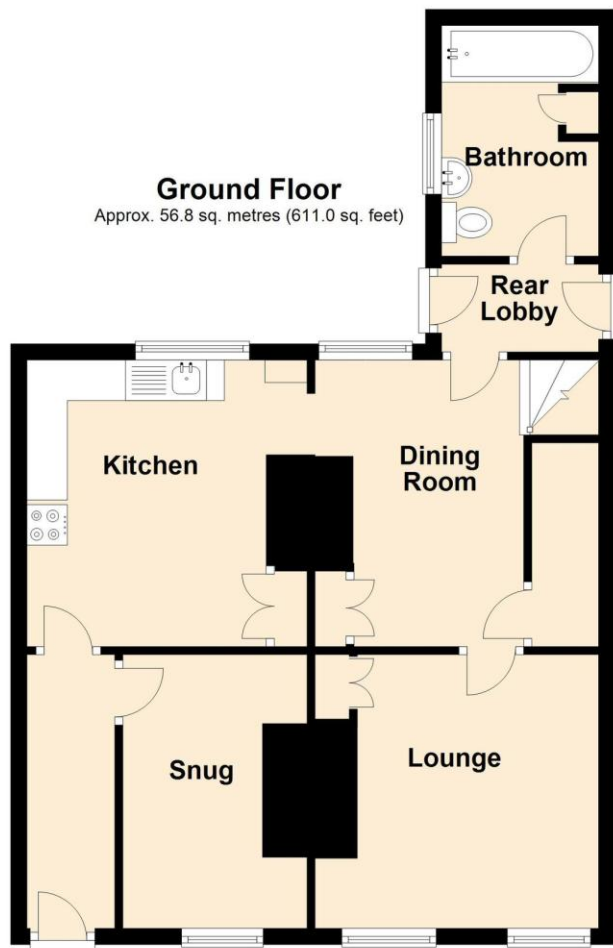
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band C.

## DISCLAIMER

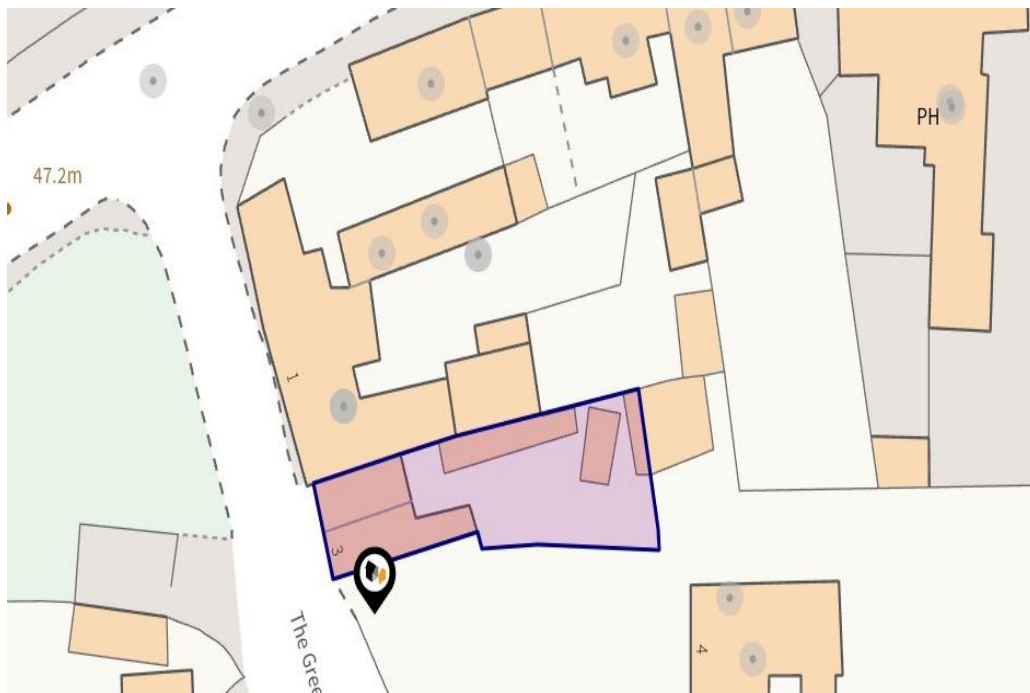
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

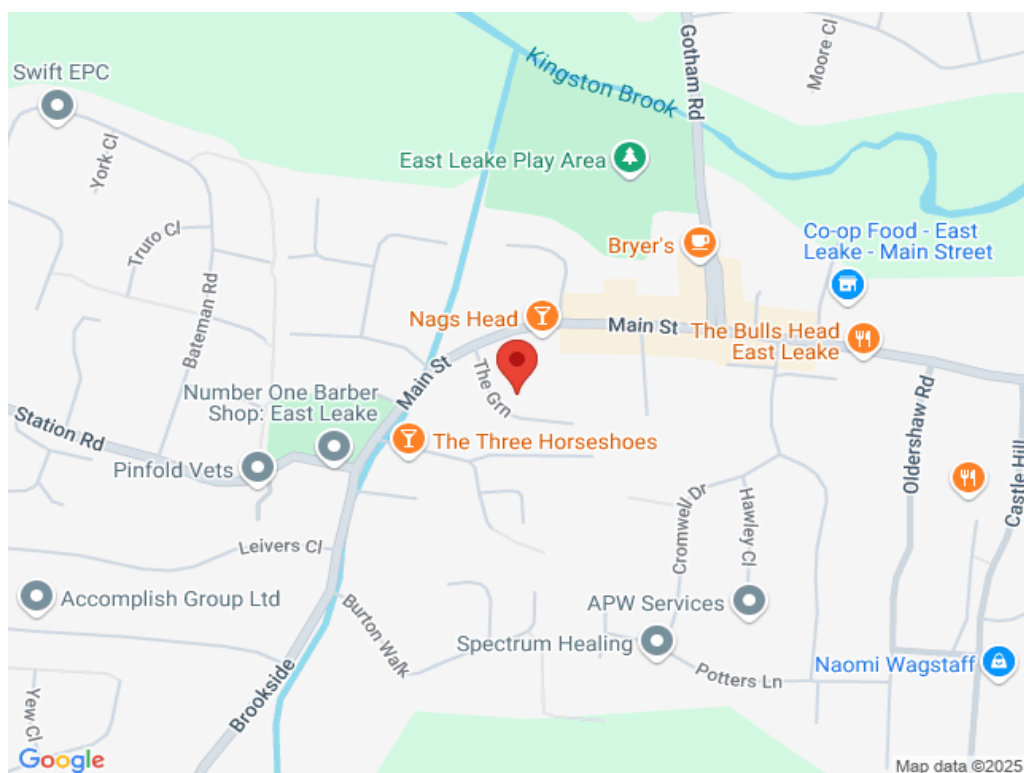
## REFERRALS

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.



Total area: approx. 106.4 sq. metres (1145.1 sq. feet)





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