



Bumblebee Close, East Leake



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Shared ownership £141,000

- 60% SHARED OWNERSHIP
- THREE BEDROOM SEMI
- FULL WIDTH KITCHEN DINER
- GOOD SIZE GARDEN
- AMPLE PARKING
- FULL WIDTH MAIN BEDROOM
- WELL PRESENTED
- Leasehold
- EPC rating B



This 'Handberry' design three bedroom semi detached house boasts a full width kitchen diner along with main bedroom as well as a particularly good sized plot and is available at 60% shared ownership as well as 100% full ownership through the Longhurst group at £235,000.

Initially on entry the 'S' shaped hallway provides access to the lounge and there is a ground floor WC. The lounge broadens and has a large bay window with views over a wooded copse, neutral wall decor, under stairs storage cupboard, multiple electrical sockets and TV aerial.

The kitchen diner is yet another feature of the property having base and eye level units in a grey gloss finish, one of which houses the 'Ideal' combination gas central heating boiler. Plumbing for a washing machine, space for a fridge freezer, whilst integrated appliances include gas hob with glass splashback and electric oven beneath. The room is light, bright and airy with both rear elevation window and double glazed doors from the dining section, the flooring is timber patterned vinyl.

At first floor, the landing has a useful storage cupboard equipped with shelving. The main bedroom is to the front and faces south east, the room is well presented there is a recess for the positioning of wardrobes and there is a cupboard over the stairs equipped with shelving. The central heating controls for this floor are positioned here.



The second bedroom is to the rear with a view over the feature garden, neutral decor once more, two double electrical sockets. Adjacent is the third bedroom.

Finally the bathroom has natural lighting with a side elevation window, automatic fan, mains shower over the bath served by the combi boiler.

Outside at the front is shrubbed and bark area adjacent to the porch. There is a driveway for at least two cars. At the rear a paved patio with lawned garden beyond, special reference should be made to the title plan to fully appreciate the size of garden on offer.

The estate has proved to be a popular one and even more so with the new school and the position within the cul-de-sac has views of the aforementioned wooded copse.

The property is for sale with no upward chain.

To find the property, from East Leake village centre, head along Main Street in the direction of the church. At the roundabout continue straight on along Kirk Hill turning left into Leveret Way. Follow this along passing Cinnabar Way and next left into Bumblebee Close where the property is situated at the head of the cul-de-sac.

HALL

LOUNGE 4.25m x 3.61m (13'11" x 11'10")

KITCHEN DINER 4.58m x 2.6m (15'0" x 8'6")

GROUND FLOOR WC 1.61m x 0.82m (5'4" x 2'8")

BEDROOM ONE 4.58m x 2.78m (15'0" x 9'1")

BEDROOM TWO 2.7m x 2.21m (8'11" x 7'4")

BEDROOM THREE 2.23m x 1.66m (7'4" x 5'5")

BATHROOM 1.73m x 1.69m (5'8" x 5'6")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is leasehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band C. Property sold at 60% ownership for £141,000 or 100% ownership at £235,000. Monthly rent and charges if purchasing at the 60% option £268 per month.

DISCLAIMER

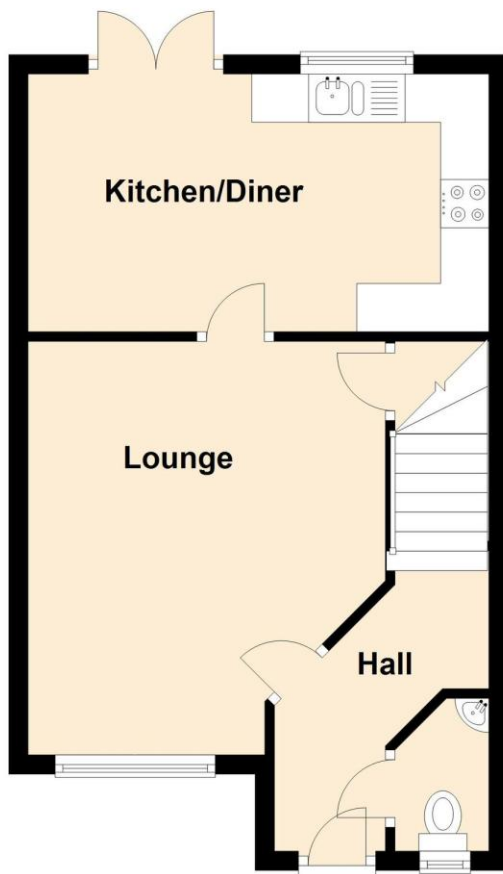
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

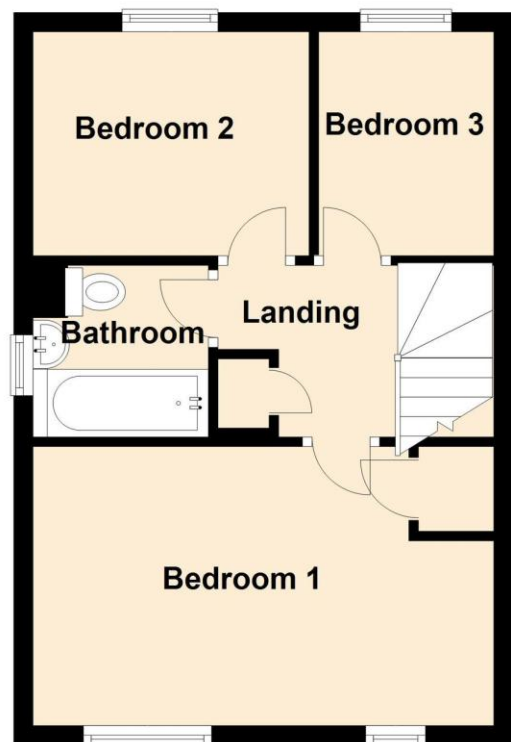
Ground Floor

Approx. 35.9 sq. metres (386.4 sq. feet)

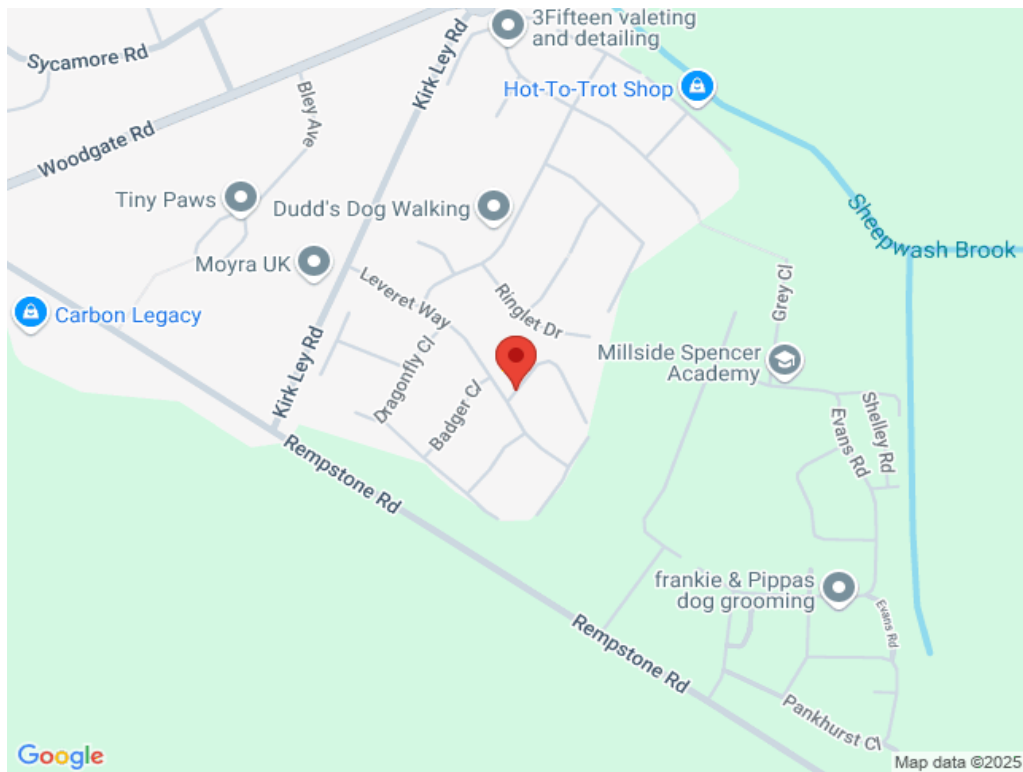


First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 70.2 sq. metres (755.9 sq. feet)



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