



Stonebridge Drive, East Leake



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£230,000

- COMBI BOILER
- PERFECT FOR FIRST TIME BUYERS
- SEPARATE GARAGE
- NEW KITCHEN
- UPVC DOUBLE GLAZED
- CLOSE TO SCHOOLS
- FREEHOLD
- EPC rating E



This ideal first-time buyer family home is a great three bedroom semi detached property situated in a well know village location. With nearby schools, walks, pubs, bars and restaurants this property is in a walkable, convenient location.

Upon entering you will notice a sizeable hallway, allowing plenty of storage for shoes and coats whilst also giving the property a bright and airy feel.

As you follow the landing into the lounge, you'll notice the property benefits from an open living dining area which has plenty of light and has been recently decorated throughout. The kitchen has been recently fitted and features an electric Lamona oven and hob.

Upstairs features two double bedrooms, along with a single bedroom overlooking the sizeable driveway at the front of the property. The bathroom has been kept neutral, with an over bath shower and frosted window.

Outside there is a rear garden and separate garage at the front of the property. Along with an additional two car parking spaces.



With proximity to East Leake Academy and Lantern Lane Primary school/nursery makes this an ideal family home.

Good to know: UPVC Double glazing, new kitchen, combination boiler and gas central heating.

To find the property, from East Leake village centre proceed along Gotham Road, pass over the brook turning right on to Stonebridge Drive where the property is situated approximately three quarters of the way along on the right hand side identified by the agent's 'For Sale' board.

LOUNGE 4.08m x 3.31m (13'5" x 10'11")

DINING AREA 2.86m x 2.56m (9'5" x 8'5")

KITCHEN 2.86m x 2.59m (9'5" x 8'6")

BEDROOM ONE 3.23m x 2.92m (10'7" x 9'7")

BEDROOM TWO 3.12m x 2.92m (10'2" x 9'7")

BEDROOM THREE 2.41m x 1.83m (7'11" x 6'0")

BATHROOM 1.68m x 1.83m (5'6" x 6'0")

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

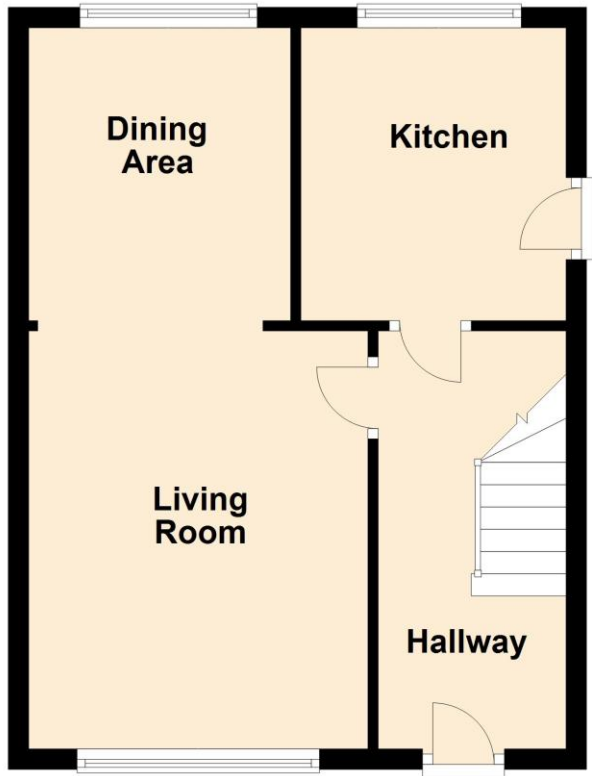
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.





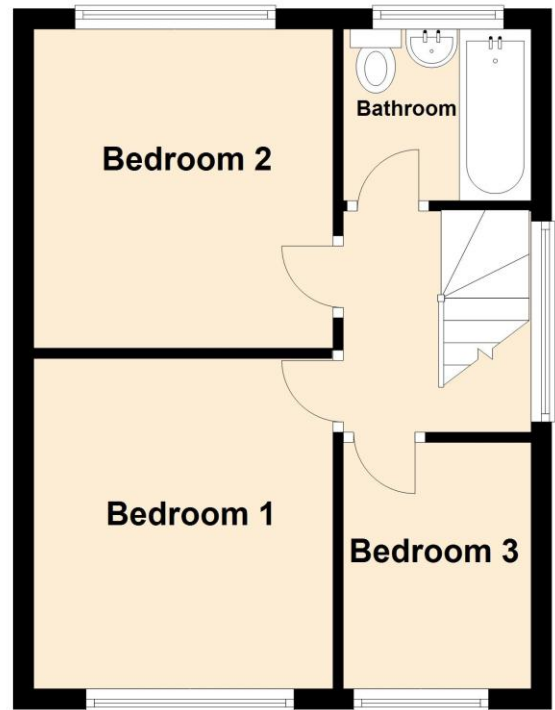
Ground Floor

Approx. 397.8 sq. feet



First Floor

Approx. 336.9 sq. feet



Total area: approx. 734.7 sq. feet



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