



Poplar Avenue, East Leake



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Offers over £325,000

- NEW KITCHEN
- UPVD DOUBLE GLAZED
- NEW BATHROOM
- CONVERTED GARAGE
- SOLAR PANNELS
- LOG BURNER
- FREEHOLD
- EPC rating E



Situated in a highly sought after village, this detached three bedroom home offers a wealth of features and modern comforts, making it an ideal choice for families or professionals alike.

This generously sized property has benefited from a number of recent upgrades, including a brand-new kitchen fitted in March last year and a newly renovated bathroom - just a few of the many highlights awaiting its next owner.

Upon entering, you're welcomed by a spacious hallway that leads into a bright and inviting lounge dining area. The lounge features a stylish and functional log burner, creating a cosy atmosphere. Both the dining area and kitchen offer direct access to the beautifully landscaped garden through sliding doors, seamlessly blending indoor and outdoor living.

The newly fitted kitchen is thoughtfully designed with ample storage, a modern layout, and an airy, open feel. High-quality appliances include an AEG four-ring electric hob with a downward extractor fan, a Neff oven and microwave, an integrated Bosch fridge-freezer and a Bosch dishwasher.

A smart garage conversion has transformed previously underutilized space into a versatile room, perfect for use as a home office, playroom, or secondary living area.



Upstairs, the modern bathroom features contemporary fittings, an electric power shower, and a Bluetooth-enabled mirror with built-in lighting. Of the three bedrooms, two are spacious doubles, while the third offers a space ideal for a nursery, guest room, or study. The landing cupboard houses the Fischer water tank.

Outside, the south-facing garden enjoys abundant sunshine perfect for summer entertaining with a patio and BBQ area. The solar panels, which are owned outright (not leased), generate an estimated £600 annually and operate on an 80-day pay out cycle, adding energy efficiency and value to the home. The garden is also designed for easy maintenance.

At the front, the property benefits from low-maintenance Astroturf and off-road parking for two vehicles, enhancing both curb appeal and convenience.

Additional Features:

- UPVC double glazing throughout
- Fully electric heating with efficient Fisher storage heaters
- Electric water tank located in the upstairs cupboard

To find the property, proceed from East Leake Village Centre heading from Main Street onto Brookside passing the church, at the roundabout take the third access onto Woodgate Road. Take the next turning right onto Cedar Avenue and then another right onto Poplar Avenue where the property is identified by the agent's 'For Sale' board.



LOUNGE 4.23m x 3.59m (13'11" x 11'10")

DINING AREA 3.27m x 3.59m (10'8" x 11'10")

KITCHEN 3.27m x 5.23m (10'8" x 17'2")

GARAGE 4.23m x 2.76m (13'11" x 9'1")

BEDROOM ONE 3.8m x 3m (12'6" x 9'10")

BEDROOM TWO 3m x 3m (9'10" x 9'10")

BEDROOM THREE 2.42m x 2m (7'11" x 6'7")

BATHROOM 1.6m x 2.53m (5'2" x 8'4")





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 D.

DISCLAIMER

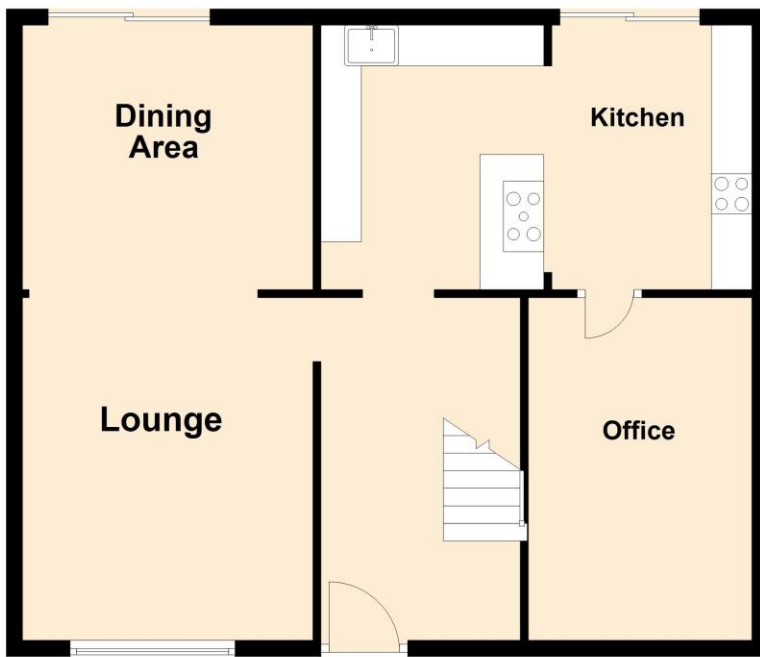
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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. 737.8 sq. feet



First Floor
Approx. 357.0 sq. feet



Total area: approx. 1094.8 sq. feet



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