



Sycamore Road, East Leake



£365,000

- EXTENDED DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- LIVING DINING KITCHEN
- HIGH SPECIFICATION THROUGHOUT
- SEPARATE STUDY/SITTING ROOM
- CONTEMPORARY KITCHEN
- FREEHOLD
- EPC rating C



An impressive and highly deceptive, extended detached bungalow including a partially converted loft room and featuring a large rear facing living dining kitchen enjoying that wow factor finish! The home has been meticulously designed and crafted to the highest of specifications with a stylish interior including solid oak internal doors, a contemporary kitchen and bathroom along with landscape gardens designed for low maintenance. The property occupies a desirable location just a short stroll into the Village Centre as well as countryside walks in the opposite direction around the corner.

Enter the property through the side entrance hallway which has a tiled floor, pleasant wall coverings and a large loft hatch whereby there is a pull-down ladder providing access to a fully converted loft room. The present vendors decided at the time of this conversion not to install the staircase, however this is a possibility with some alterations.

The impressive living dining kitchen spans over 8m in length with various zones for living dining and cooking, two sets of French doors leading out into the garden ideal for summer entertaining, ceiling spotlights and wood laminate flooring throughout. The quality, high gloss handleless contemporary kitchen area includes Cooke and Lewis electric twin ovens, four ring induction hob and extractor, fitted microwave, plumbing for a slimline dishwasher, integrated wine rack, full height pull out larder cupboard and space for an American style fridge freezer.



There are three double bedrooms in total, two at the front of the property with one utilised as a dressing room. A rear extension has created the third bedroom overlooking the garden and offering an ensuite shower room. The quality en-suite has a shower enclosure with Mira mixer shower, low-level WC with hidden cistern and vanity style washboard basin, tiled floor and splashbacks, ceiling spotlights, extractor and shaver point. This bedroom is adjacent to a separate study where this entire space offers the opportunity for a dependent relative to reside utilising the study as a second sitting room if desired etc.

To the outside there is a low maintenance slate bed frontage with planted shrubs and two to three car driveway leading to the integral single garage. The garage has been well considered with the rear area doubling as a utility space with pedestrian door from the hallway. There is plumbing for a washing machine, space for an additional fridge or freezer, base and eye-level cupboards with worksurface and stainless-steel sink unit, fully tiled floor and the entire garage is smartly painted internally with a bright white shade.

Gated access to either side of the property leads around to a particularly private, rear lawned garden with a full width paved patio and steps leading up onto the lawn which enjoys well stocked border and shrubs. There is also a timber-built summer house with garden deck, and this is all fully enclosed by timber fencing and not overlooked from beyond. In addition, there are outdoor power sockets and spotlights in setting to the soffit creating a nice ambient feel during the evening times.

Good to know; The property has uPVC double glazing, fascias and soffits throughout. Gas central heating powered by an Alpha combination boiler located in the garage which is serviced annually.

To find the property, proceed from East Leake village centre heading on Main Street towards the church which becomes Brookside. Turn right at the church onto Station Road second left into Twentylands Drive and where the road eventually becomes Sycamore Road where the property sits situated upon the right hand side identified by the agent's 'For Sale' board.



LIVING DINING KITCHEN 8.17m x 5.68m (26'10" x 18'7")

STUDY 2.95m x 2.46m (9'8" x 8'1")

BEDROOM ONE 3.66m x 2.94m (12'0" x 9'7")

BEDROOM TWO 3.66m x 2.89m (12'0" x 9'6")

BEDROOM THREE 2.97m x 2.46m (9'8" x 8'1")

EN-SUITE SHOWER ROOM 1.53m x 1.45m (5'0" x 4'10")

BATHROOM 2.61m x 2.11m (8'7" x 6'11")

CONVERTED LOFT ROOM 8.87m x 4.7m (29'1" x 15'5")

SINGLE GARAGE 5.23m x 2.46m (17'2" x 8'1")





SERVICES

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

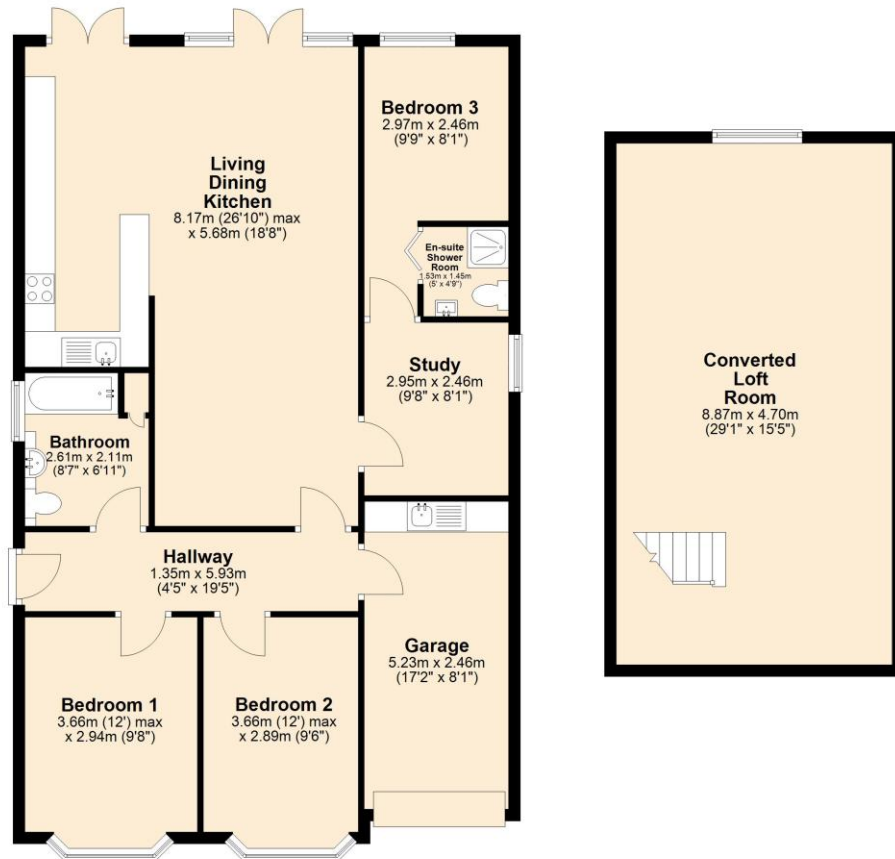
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REFERRALS

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. 152.6 sq. metres (1642.3 sq. feet)



Total area: approx. 152.6 sq. metres (1642.3 sq. feet)





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