



The Arches, East Leake



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£585,000

- FIVE BEDROOM EXECUTIVE DETACHED
- EXTENDED ACCOMMODATION
- GENEROUS PLOT
- TWO EN-SUITE SHOWER ROOMS
- WELL PRESENTED AND READY TO MOVE INTO
- GENEROUS PARKING AND DOUBLE GARAGE
- FREEHOLD
- EPC rating C



Only one of three of this design on the estate, is this substantial five bedroom executive home, which has been further enhanced with a rear addition creating extra kitchen space and an amazing living kitchen diner.

This estate has proved to be most popular in East Leake with its lower density configuration, broad roadways and impressive garden sizes. The village centre is only a ten minute walk away and East Leake Academy and Lantern Lane Primary school and nursery even closer.

Initially on entry via the composite door the hallway is the first indication of the size and commanding proportions that are on offer throughout the home.

The lounge is to the rear and has a dual aspect with double doors out to the patio and faces south. The dining room is also impressive in its size and has an attractive bay window and great for entertaining. The third reception room is open to interpretation with regards its use and could be study/office, hobby space, family room etc.



The living kitchen diner is split in to three sections, to the kitchen area Quartz work surfaces with a vast array of storage units at both base and eye level, integrated appliances include double oven and grill, Neff induction hob with Quartz splashback, Bosch dishwasher and space for an American style fridge freezer (includes cold water feed). The dining section continues to the living area with double doors out to the patio which link up with the lounge, a rear elevation window, LED lighting and Travertine flooring throughout.

The separate utility room has plumbing for washing machine, space for a tumble drier, second sink unit, double cupboard and Worcester Bosch boiler which was installed December 2019. Side access door. Finally at ground floor is the WC with wash hand basin.

At first floor, the vast master bedroom is to the front of the property and has four built in double wardrobes and an eight drawer chest. The en-suite has a dual head shower, wash hand basin and low level WC.

Bedroom two is to the rear and also has a double wardrobe and an en-suite with mains operated shower. The third double bedroom is to the front and has an attractive dormer window, built in double wardrobe and timber effect laminate flooring. Bedroom four has a double and single wardrobe with views over the feature garden, bedroom five also has a dormer with window seat and has a built in double wardrobe.

The main shower room has a double shower enclosure, low level wc and wash hand basin, tiling has decorative mini brick border tiles and there is a practical shelving unit. (plumbing is still intact should a future owner wish to reinstall a bath)

The galleried landing has shaped timber spindle balustrade, loft access and a cupboard housing the pressurised hot water system.

To the outside, at the front, a block paved driveway allows off road car parking for three vehicles with a tarmac driveway providing further parking for two to three cars working in conjunction with the detached double garage with twin up and over doors. The rear garden is a good size with aforementioned patio between the lounge and living kitchen diner. To the top right a coloured stone area with timber pergola with a further entertainment area beyond the garage which has further paving. The garden is private and not overlooked from beyond.



HALL 4.11m x 3.46m (13'6" x 11'5")

LOUNGE 5.06m x 3.67m (16'7" x 12'0")

DINING ROOM 4.4m x 2.75m (14'5" x 9'0")

STUDY

LIVING KITCHEN DINER 6.6m x 4.88m (21'8" x 16'0")

UTILITY ROOM 2.25m x 1.66m (7'5" x 5'5")

GROUND FLOOR WC 2.23m x 0.77m (7'4" x 2'6")

BEDROOM ONE 4.46m x 4.38m (14'7" x 14'5")

EN-SUITE 2.33m x 1.52m (7'7" x 5'0")

BEDROOM TWO 3.62m x 3.03m (11'11" x 9'11")

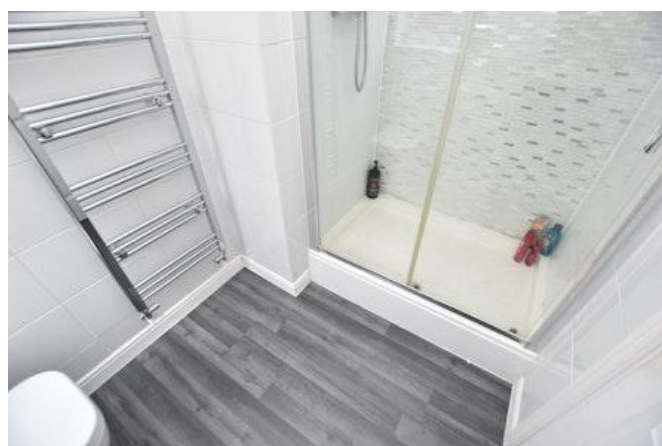
EN-SUITE 2.1m x 1.17m (6'11" x 3'10")

BEDROOM THREE 4.19m x 2.95m (13'8" x 9'8")

BEDROOM FOUR 3.08m x 2.96m (10'1" x 9'8")

BEDROOM FIVE 2.98m x 2.88m (9'10" x 9'5")

BATHROOM 2.08m x 2.06m (6'10" x 6'10")





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 F.

DISCLAIMER

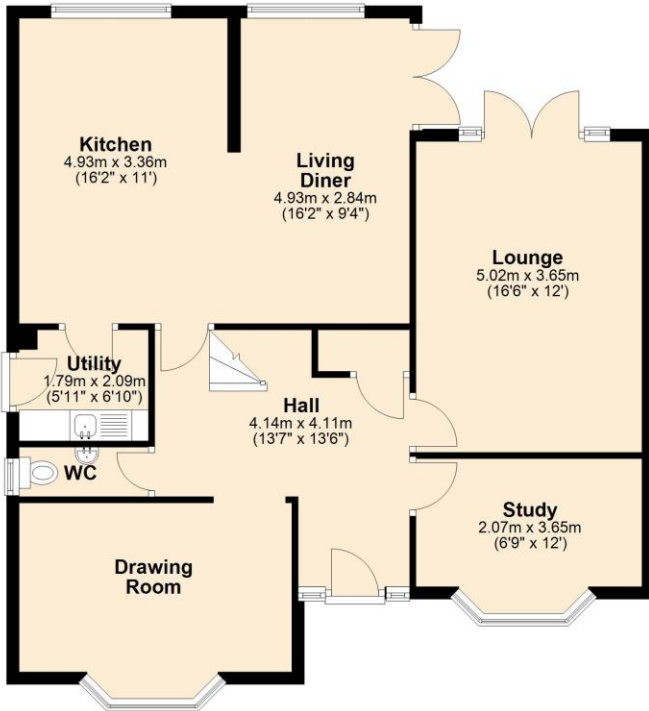
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REFERRALS

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.

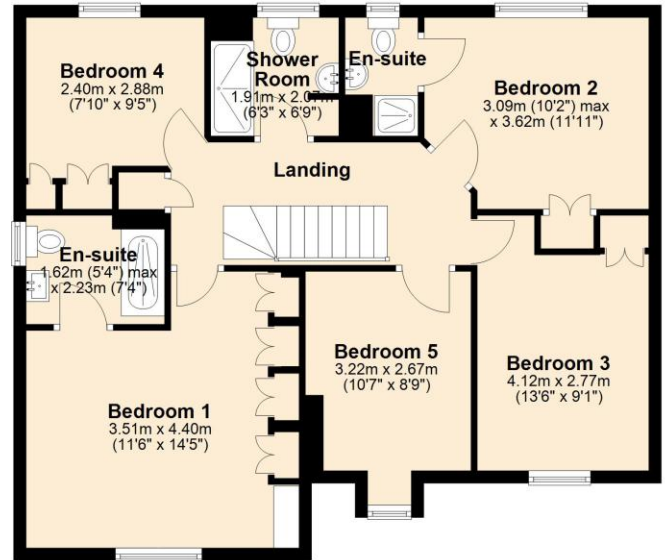
Ground Floor

Approx. 91.3 sq. metres (982.5 sq. feet)

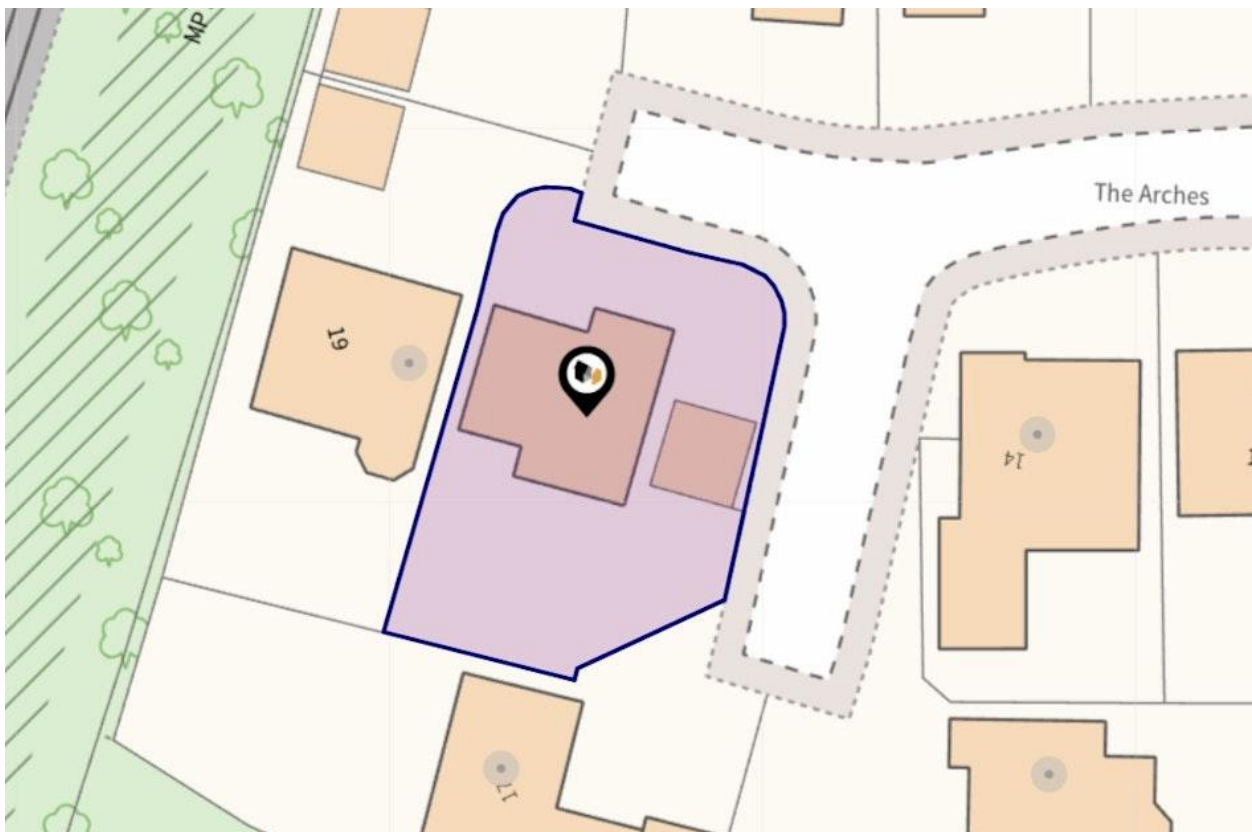


First Floor

Approx. 79.0 sq. metres (850.3 sq. feet)



Total area: approx. 170.3 sq. metres (1832.8 sq. feet)





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