



Stonebridge Drive, East Leake



**£350,000**

- EXTENDED DETACHED HOME
- INCLUDING ONE BEDROOM ANNEX
- PERFECT FOR MULTI-GENERATIONAL LIVING
- THREE BEDROOMS IN MAIN HOUSE
- VERSATILE LAYOUT
- GREAT FOR GROWING FAMILIES
- FREEHOLD
- EPC rating E



If you've been searching for a home ideal for multi-generational or blended family living, while giving everyone their own space, then this detached property could be the perfect match!

Set on a generous corner plot including two separate driveways, the home combines versatile living space, a private self-contained annexe, and mature gardens, all within easy reach of East Leake's vibrant village centre and schools a few minutes walk away.

#### The Main House

The hallway has a store room complete with plumbing ready to create a ground floor W.C. and leads into a generous bay-fronted lounge diner with double doors through to the rear family room. The contemporary high gloss kitchen has a breakfast/utility area which flows directly out to the rear garden and also gives access to the separate self contained annex.

Upstairs are three bedrooms (two double) and a family bathroom, and the loft has been boarded with ladder for storage.





## The Annex

Perfect for the dependent relative, older children, or visitors, the self-contained annexe offers independence and comfort with the reassurance of being under the same roof. It includes its own lounge with patio doors to the garden, a double bedroom, separate bathroom, a study and its own kitchen. Currently arranged as a one-bedroom layout, there is potential to reconfigure into a two-bedroom space if desired. The property could also be ideal for those running a home based business if home office space is required etc.

## Outdoor Space

Two driveways provide off-road parking for 3-4 cars and/or a caravan/motorhome. The front driveway leads to a large attached garage and the other to the rear of the property also has a sectional garage.

This is more than just a house — it's an opportunity to create a forever family home, where generations can live side by side, enjoying both independence and togetherness. With its rare annexe, generous layout and prime village location, it's a property that offers true flexibility for modern family life.

Good to know: the property has uPVC double glazing throughout. Gas central heating for the main house is separate to the annex and both gas combination boilers.

To find the property; Sat nav postcode: LE12 6JW - what3words //wage.chickens.extensive

ENTRANCE HALLWAY 3.82m x 2.79m (12'6" x 9'2")

POTENTIAL W.C. 1.79m x 1.23m (5'11" x 4'0")

THROUGH LOUNGE DINER 8.31m x 3.82m (27'4" x 12'6")

FAMILY ROOM 3.82m x 2.87m (12'6" x 9'5")

KITCHEN 4.39m x 2.79m (14'5" x 9'2")

UTILITY ROOM 2.87m x 2.79m (9'5" x 9'2")

BEDROOM ONE 3.47m x 3.32m (11'5" x 10'11")

BEDROOM TWO 3.76m x 2.41m (12'4" x 7'11")

BEDROOM THREE 2.85m x 1.95m (9'5" x 6'5")

FAMILY BATHROOM 2.8m x 1.71m (9'2" x 5'7")







**ANNEX LOUNGE** 4.88m x 3.73m (16'0" x 12'2")

**ANNEX KITCHEN** 2.57m x 2.3m (8'5" x 7'6")

**ANNEX BEDROOM** 3.19m x 3.13m (10'6" x 10'4")

**ANNEX STUDY** 2.3m x 1.55m (7'6" x 5'1")

**ANNEX BATHROOM** 2.66m x 1.88m (8'8" x 6'2")

## 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 E - £3094

## DISCLAIMER

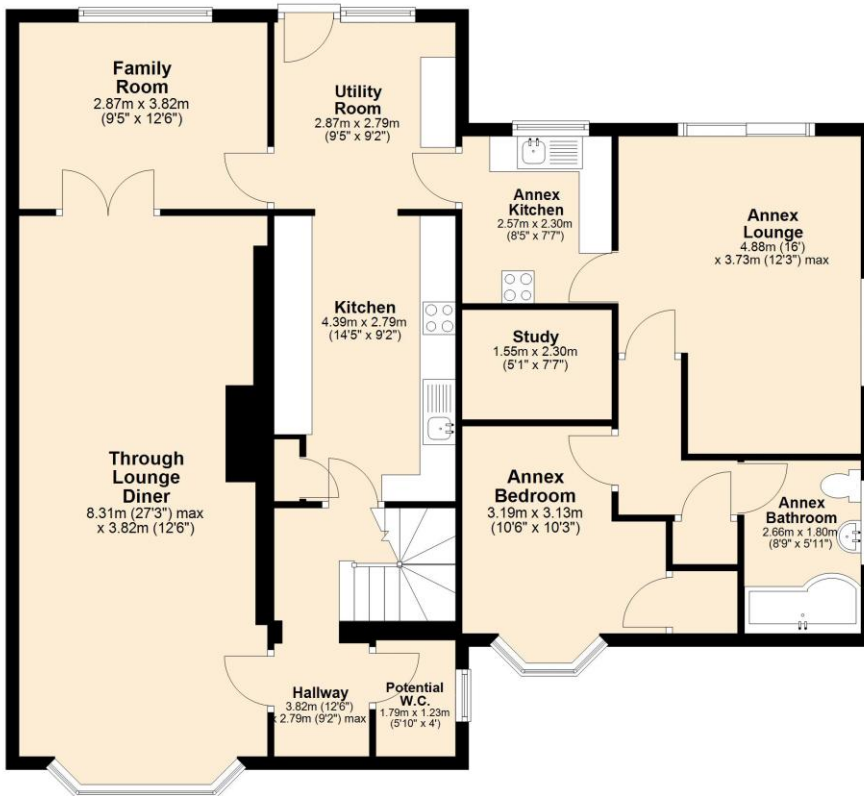
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

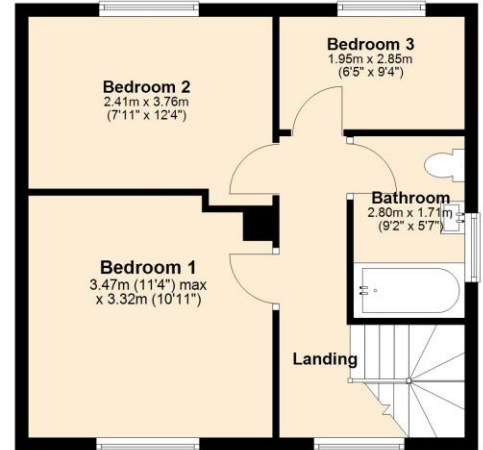
## Ground Floor

Approx. 123.6 sq. metres (1330.1 sq. feet)

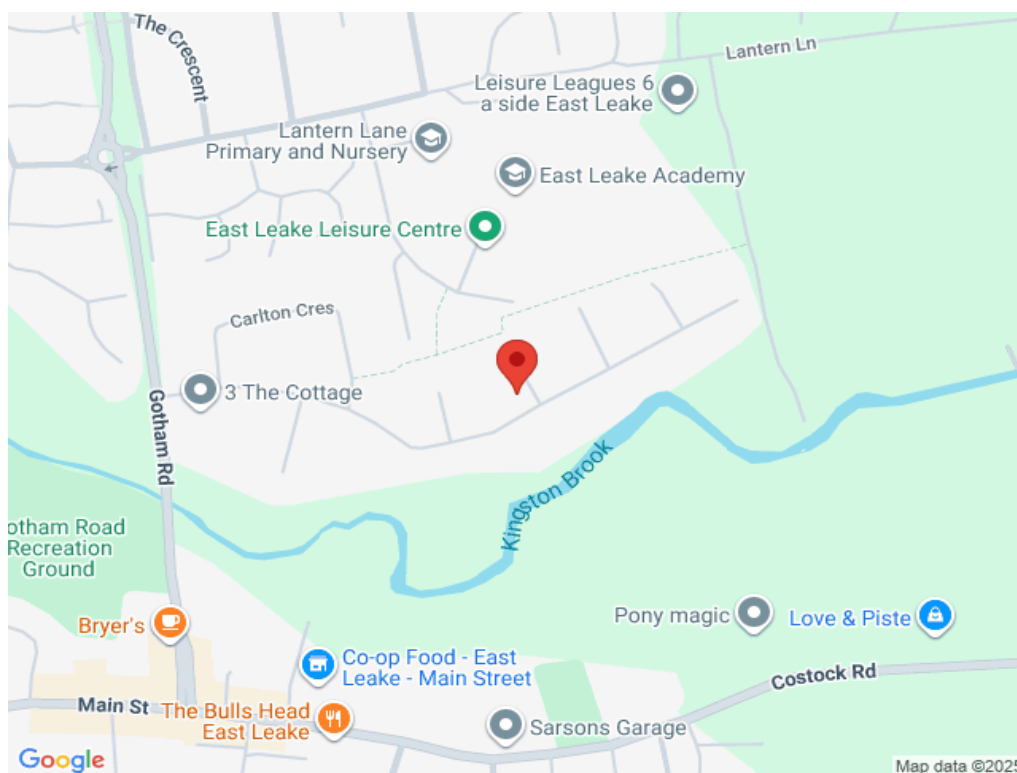


## First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 165.7 sq. metres (1784.0 sq. feet)



Newton Fallowell Loughborough

01509 611119

[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk)