



Hardy Way, East Leake



4



2



2

£410,000

- FOUR BEDROOM DETACHED
- 1,275 SQUARE FEET
- RECENTLY REFURBISHED
- FEATURE KITCHEN DINER
- REFITTED EN SUITE
- REFITTED BATHROOM
- FREEHOLD
- EPC rating C



This impressive four-bedroom detached home has undergone a high-quality refurbishment within the last four months and now offers stylish, contemporary living throughout. Measuring approximately 1,275 sq ft and featuring three separate reception rooms, the property provides exceptional versatility for modern family life.

Situated within the sought-after village of East Leake, the property enjoys excellent transport links to Derby, Leicester, Nottingham, and the Park Way Rail Station/Ratcliffe-on-Soar. Both the highly regarded primary school and the comprehensive school are within easy reach.

On entry, the hallway is neutrally styled and features clever under-stairs storage. The modern 'Hive' system controls the central heating. A beautifully refitted WC includes an oval wash hand basin, hidden-cistern dual-flush WC, heated towel rail, and textured bamboo wall covering.

The lounge is an elegant, relaxed space with a bespoke media wall, recessed display lighting, acoustic panelling, and an additional double-glazed window providing excellent natural light.

A standout feature of the home is the full-width kitchen diner, designed as two distinct but connected zones. The Wren kitchen includes a suite of integrated appliances—AEG microwave and oven, NEFF dishwasher, four-ring gas hob with extractor, and a fridge freezer. Dark blue cabinetry with brushed metal handles, an oversized sink with directional tap and nozzle system, and recessed LED lighting complete the stylish aesthetic. Large-format tiles (80cm x 80cm) continue into the dining area, which features a pitched glazed roof and double doors opening onto the garden—perfect for entertaining.



A separate utility room mirrors the kitchen's design and includes an additional sink, plumbing for a washing machine, space for a tumble dryer, and houses the recently upgraded Viessmann Smart boiler (approximately three months old).

The third reception room—ideal as a study, snug, or playroom—is positioned at the front of the property and is perfect for home working.

The landing provides useful storage. The generous master bedroom sits to the front, offering superb fitted storage with three double wardrobes. The recently installed en suite features a dual-head shower, recessed shelving, attractive aqua-board panelling, an oval wash basin, hidden-cistern WC, and a heated mirror with integrated speakers and Bluetooth connectivity.

Bedroom two also faces the front elevation and benefits from two double-glazed windows and a fitted double wardrobe. Bedroom three enjoys a west-facing outlook and easily accommodates a double bed. Bedroom four is also well proportioned, with matching aspect and window shutters.

The family bathroom mirrors the en suite's contemporary styling, with a dual-head shower over the bath, aqua boarding, oval basin, hidden-cistern WC, and heated ladder-style towel rail. The loft is boarded and equipped with power and lighting.

To the left-hand elevation, there is driveway parking for two vehicles and a detached garage with power and lighting. The rear garden offers a central lawn, paved area behind the garage, and a decked seating zone in the right-hand corner, with solar-powered garden lighting operated by a simple on/off control.

HALL 4.6m x 2.05m (15'1" x 6'8")

LOUNGE 5.43m x 3.68m (17'10" x 12'1")

STUDY 2.94m x 1.99m (9'7" x 6'6")

KITCHEN 4.61m x 3.04m (15'1" x 10'0")

DINING AREA 3.21m x 2.73m (10'6" x 9'0")

UTILITY 1.99m x 1.55m (6'6" x 5'1")

BEDROOM ONE 3.68m x 3.57m (12'1" x 11'8")

EN SUITE 1.88m x 1.81m (6'2" x 5'11")

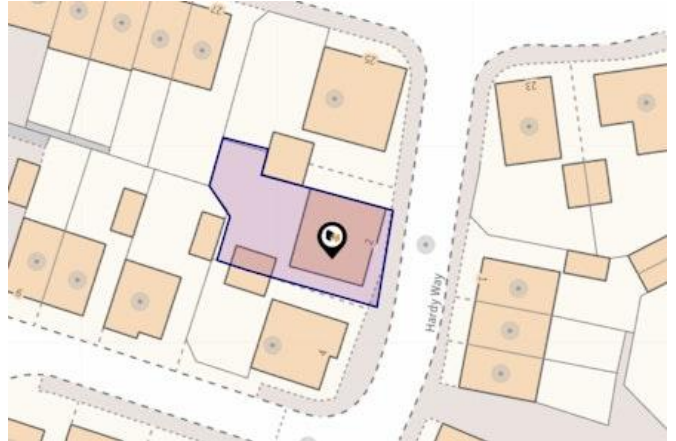
BEDROOM TWO 4.05m x 3.65m (13'4" x 12'0")

BEDROOM THREE 3.11m x 2.79m (10'2" x 9'2")

BEDROOM FOUR 3.11m x 1.93m (10'2" x 6'4")

BATHROOM 2.06m x 1.9m (6'10" x 6'2")





SERVICES AND 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.

DISCLAIMER

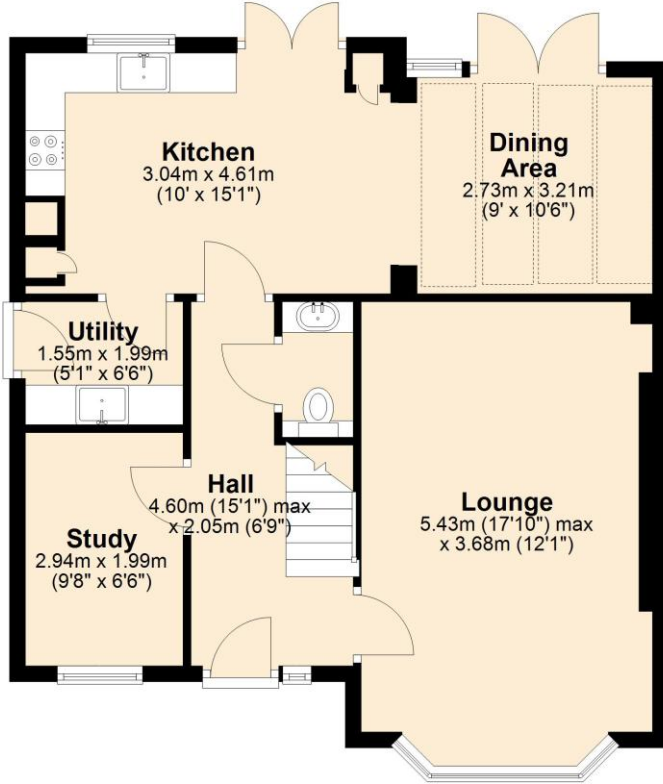
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

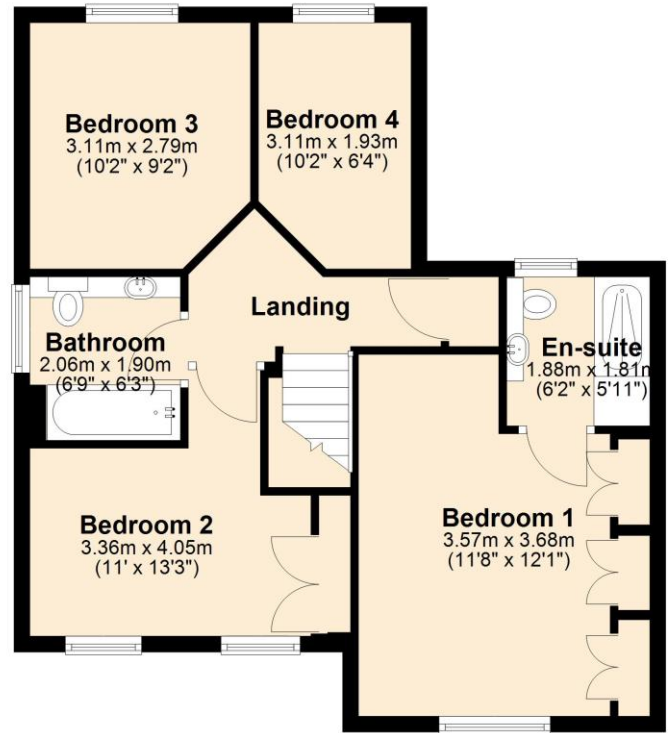
Ground Floor

Approx. 63.7 sq. metres (685.3 sq. feet)



First Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



Total area: approx. 118.3 sq. metres (1273.5 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk