



Redgate Place, East Leake



£420,000

- FOUR BEDROOM DETACHED
- GOOD SCHOOL CATCHMENT
- CLOSE TO COMMUTER AND BUS LINKS
- KITCHEN DINING
- DOWNSTAIRS WC
- EN-SUITE TO MASTER BEDROOM
- FREEHOLD
- EPC rating B



Situated on the popular Redgate Place in East Leake, this beautifully presented four-bedroom detached family home offers spacious, modern living in a highly sought after location. Designed with both comfort and practicality in mind, the property is ideal for growing families or those looking for flexible living space. Upon entering the home, you are welcomed by a bright and inviting hallway.

To the right sits a generously sized lounge, perfect for relaxing evenings or entertaining guests. On the left, there is a versatile additional reception room, ideal for use as a home office, playroom, or snug. To the rear of the property is a stylish open-plan kitchen diner, finished to a modern standard. The kitchen benefits from a range of integrated appliances including a built-in fridge freezer, dishwasher, AEG microwave, oven and grill, along with a four-ring gas hob. Contemporary sliding doors open directly onto the garden, creating a seamless indoor-outdoor living space. A separate utility room houses a modern Ideal boiler and provides additional storage and practicality. A convenient downstairs WC completes the ground floor.

At first floor, the property offers four well-proportioned bedrooms. The master bedroom features an en-suite shower room, which is not powered by electric. The remaining bedrooms are served by a family bathroom, making the layout ideal for family living. Externally, the property boasts a garage and a generously sized rear garden, perfect for outdoor entertaining and family use. The home is ideally located within the catchment area for East Leake Academy and Lantern Lane Primary School. Excellent transport links are close by, including the Number 1 bus route providing direct access to both Nottingham and Loughborough. Local amenities, shops, and scenic countryside walks are all within easy reach, making this a fantastic location for convenience and lifestyle.



LOUNGE 3.88m x 3.53m (12'8" x 11'7")

OFFICE 3.88m x 2.05m (12'8" x 6'8")

KITCHEN/DINER 3.14m x 2.05m (10'4" x 6'8")

GROUND FLOOR WC 1.43m x 1m (4'8" x 3'4")

UTILITY ROOM 2m x 1m (6'7" x 3'4")

BEDROOM ONE 3.79m x 4.12m (12'5" x 13'6")

EN-SUITE 2.1m x 2.56m (6'11" x 8'5")

BEDROOM TWO 3.79m x 2.56m (12'5" x 8'5")

BEDROOM THREE 2.09m x 2.96m (6'11" x 9'8")

BEDROOM FOUR 2.09m x 2m (6'11" x 6'7")

BATHROOM 1.87m x 2.96m (6'1" x 9'8")

SERVICES & TENURE

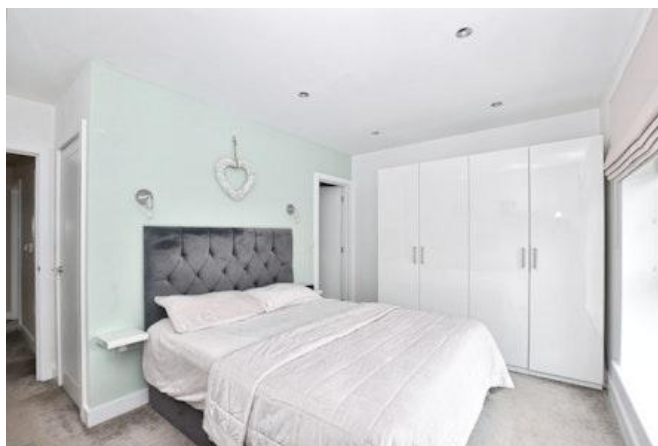
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band E

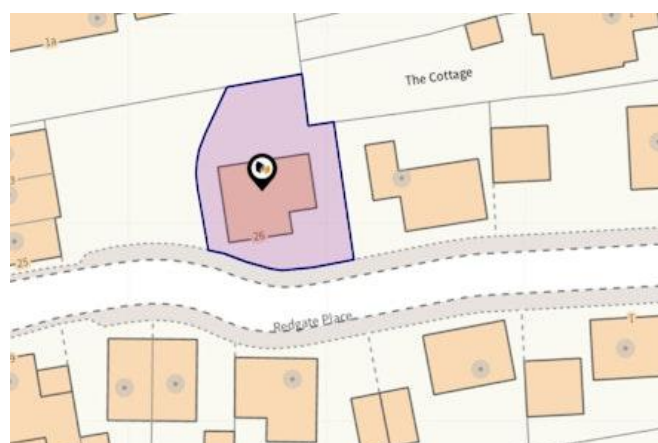
DISCLAIMER

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

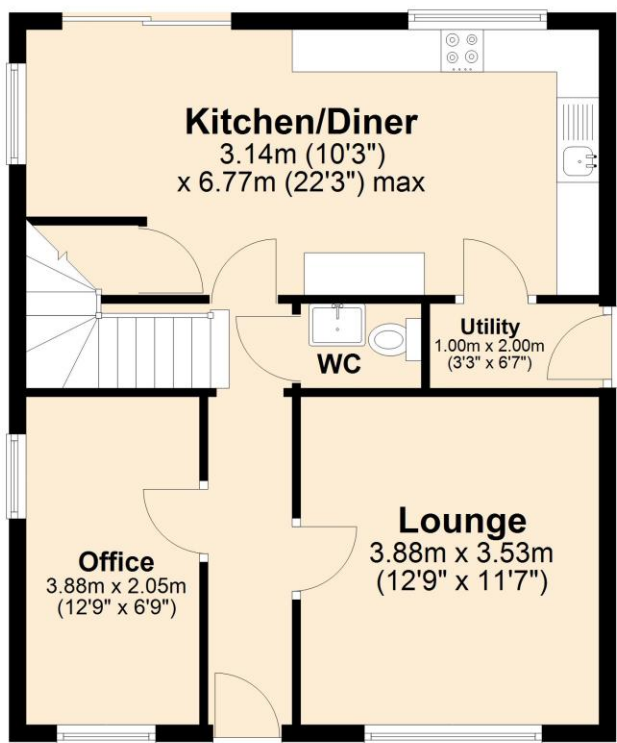
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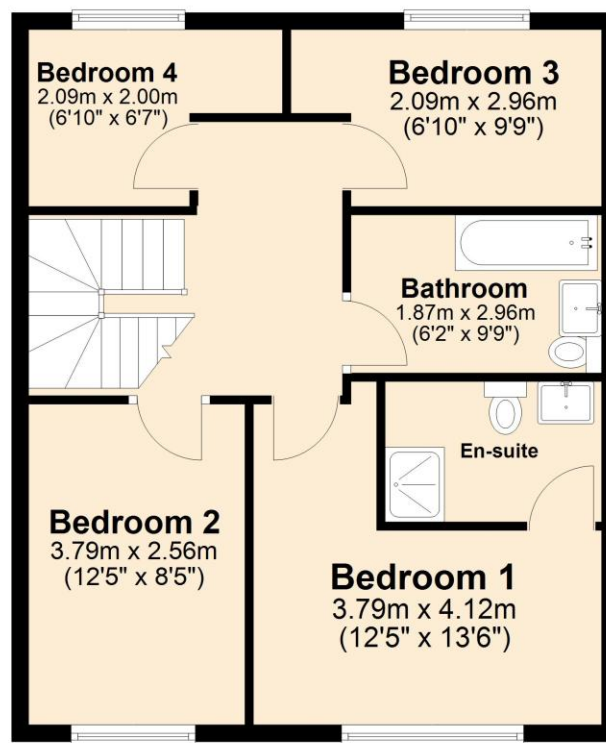
Ground Floor

Approx. 55.6 sq. metres (598.6 sq. feet)

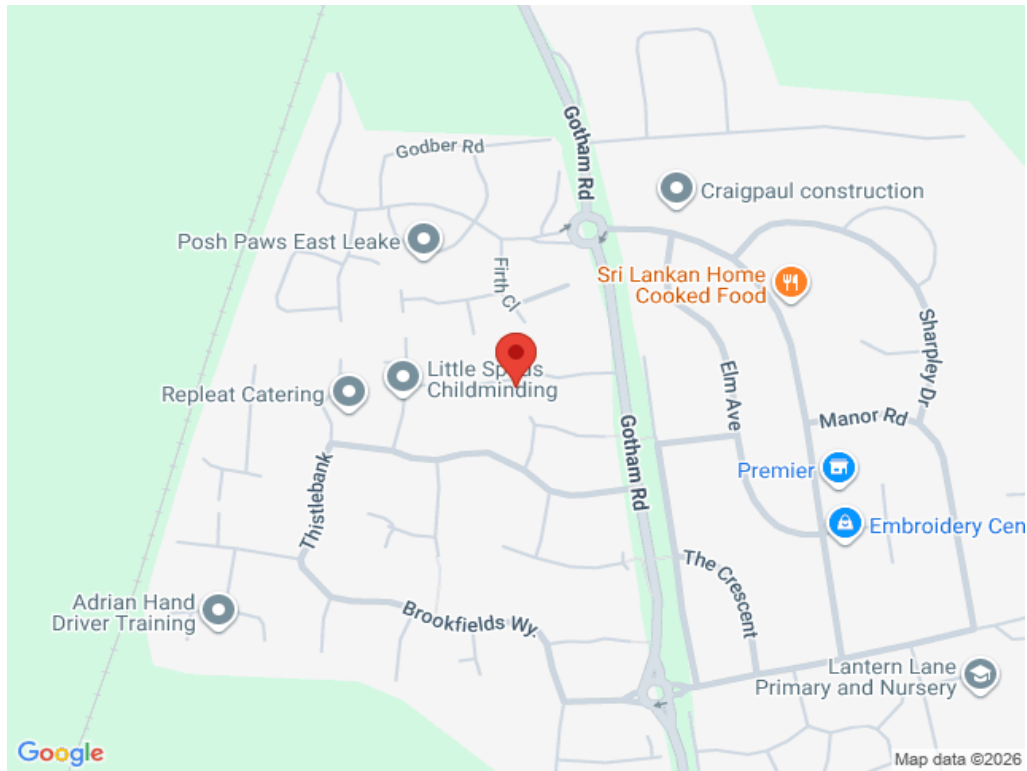


First Floor

Approx. 55.6 sq. metres (598.6 sq. feet)



Total area: approx. 111.2 sq. metres (1197.2 sq. feet)



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