



Evans Road, East Leake



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£290,000

- DRIVEWAY
- DOWNSTAIRS WC
- KITCHEN DINER
- EN-SUITE
- LANDSCAPED GARDEN
- VILLAGE LOCATION
- FREEHOLD
- EPC rating B

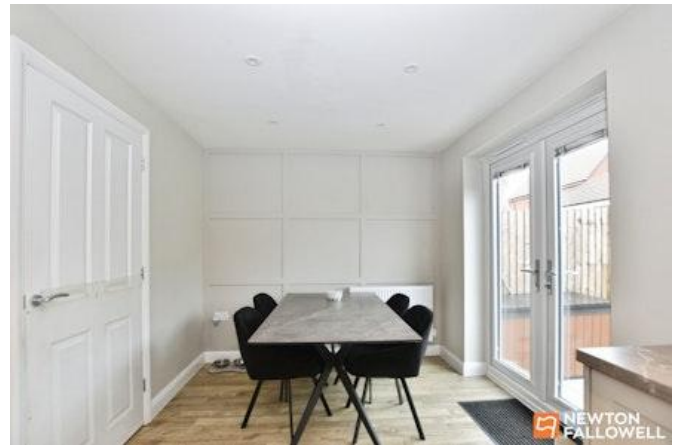


Situated on the ever popular Skylarks development by David Wilson Homes, this beautifully presented three-bedroom family home offers contemporary living in a highly sought after village setting. Built just three years ago, the property remains under NHBC warranty and showcases high-quality finishes throughout, perfectly balanced with a practical and well-designed layout.

The modern kitchen is fitted with a range of integrated appliances including a built-in fridge freezer, four-ring gas hob and Zanussi electric oven, all complemented by sleek work surfaces and stylish cabinetry — ideal for both everyday living and entertaining. To the rear of the property, a generous lounge provides a bright and welcoming space, with French doors opening directly onto the landscaped rear garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the home offers three well proportioned bedrooms. The principal bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. A loft ladder provides access to the loft space for additional storage.

Externally, the property features a driveway to the side providing off road parking for two vehicles, along with a landscaped rear garden designed for low maintenance and year-round enjoyment. The home is set within a quiet residential position on the development, with green spaces and footpaths nearby, while East Leake itself is a thriving and well-connected village offering an excellent range of amenities including shops, pubs, a leisure centre, medical centre and Co-op supermarket. The area is particularly popular with families thanks to its highly regarded school catchments, with both Brookside Primary School and East Leake Academy.



LOUNGE 3.74m x 4.59m (12'4" x 15'1")

GROUND FLOOR WC 1.05m x 1.56m (3'5" x 5'1")

KITCHEN/DINER 3.31m x 4.74m (10'11" x 15'7")

BEDROOM ONE 3.22m x 3.27m (10'7" x 10'8")

EN-SUITE 1.38m x 2.11m (4'6" x 6'11")

BEDROOM TWO 2.47m x 3.88m (8'1" x 12'8")

BEDROOM THREE 2.18m x 2.28m (7'2" x 7'6")

BATHROOM 1.81m x 2.18m (5'11" x 7'2")

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 C. Estate management charges, £98 per annum

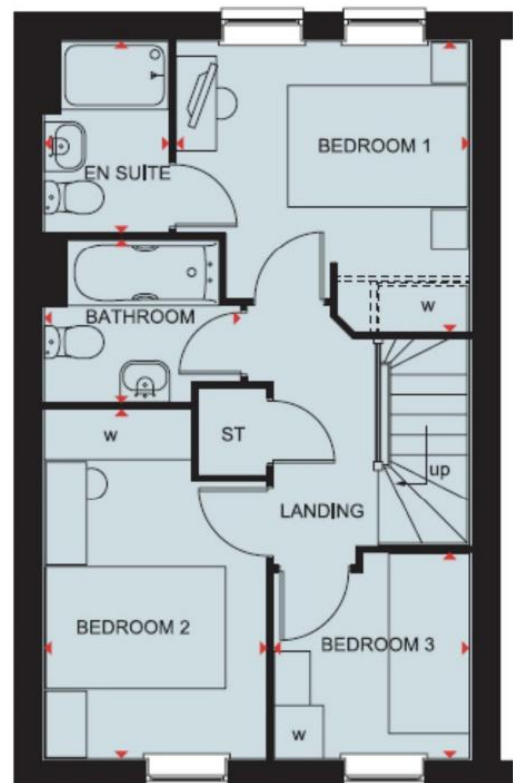
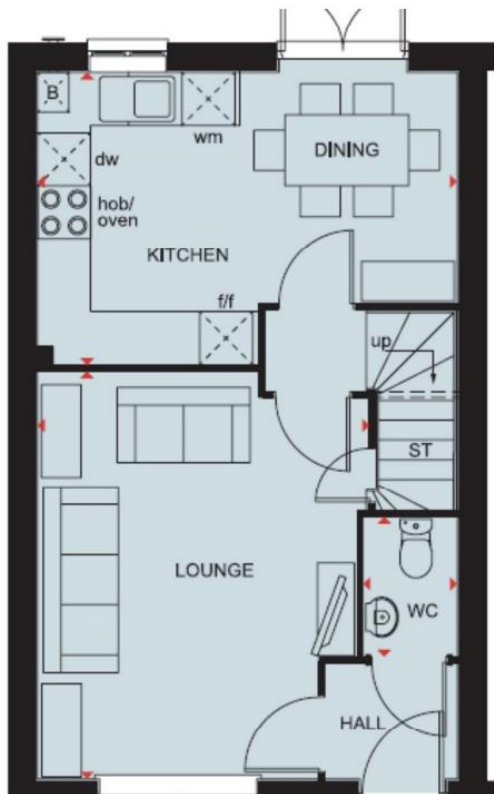
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REFERRALS

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.







Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk