



# HOPKINS & DAINTY

ESTATE AGENTS



## Leake Road, Nottingham, NG11 0JN

**Offers over £320,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this spacious and EXTENDED four bedroom semi-detached home. Set in the popular village of Gotham to the south of Nottingham. A lovely rural semi rural village, convenient for access into Nottingham and the M1 at junction 24, near the airport. The property also benefits from rear parking and a useful games room/office.

The internal accommodation comprises: entrance porch and hallway, front lounge, fitted kitchen/breakfast room, a rear conservatory/dining room with a guest WC and utility room. On the first floor there are two double bedrooms and a single fourth bedroom (all with fitted furniture); along with the main family bathroom. On the top floor is the master bedroom with a range of fitted wardrobes and en-suite shower room. The property has gas central heating off a combination boiler and double glazing where stated.

Externally, there is a small front garden, enclosed rear lawn and patio garden, brick games room/office and rear parking area.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

## Summary

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## Porch

Front porch with a double glazed entrance door, two single glazed side windows, tiled flooring and a double glazed door opening to:

## Hallway

With a radiator, decorative beamed ceiling, stairs rising to the first floor with a storage cupboard under, housing the wall mounted gas boiler.

## Lounge 13'9" x 11'9" (4.20 x 3.60)



With a double glazed bow window, feature display fireplace with an electric stove and radiator.

## Kitchen/Breakfast Room 18'2" x 10'0" > 9'9" (5.56 x 3.07 > 2.99)



Fitted with a comprehensive range of units with wooden worktops, a breakfast bar and glazed display cabinets. There is space for a range style cooker with hood over, along with an integrated fridge/freezer and space for a dishwasher. Tiled flooring, ceiling spotlights, double glazed rear window and French doors opening to the conservatory.

### Conservatory/Dining Room 12'9" x 9'10" (3.90 x 3.00)



With tiled flooring, a radiator, double glazed windows and French doors opening onto the garden. Doors to:

#### Guest WC

Two piece suite comprising WC and wash hand basin. Tiled flooring, ceiling spotlights and a double glazed rear window.

#### Utility

Utility cupboard with fitted base and wall units, plumbing for a washing machine, tiled flooring and ceiling spotlights.

#### First Floor Landing



First floor landing with a single glazed side window, stairs rising to the second floor and doors leading off.

### Bedroom 2 11'0" x 11'0" (3.37 x 3.36)



Measurements include the fitted furniture.

Rear double bedroom with fitted floor to ceiling wardrobes, over bed storage cupboards, a dressing table and drawers. Radiator and a double glazed rear window.

### Bedroom 3 11'0" x 9'8" (3.37 x 2.97)



Measurements include the fitted furniture.

With fitted floor to ceiling wardrobes and drawers. A radiator and double glazed front window.

### Bedroom 4 9'2" x 7'1" (2.80 x 2.17)



Measurements include the fitted furniture. With fitted floor to ceiling wardrobes and cupboards. A radiator and double glazed front window.

### Bathroom 7'1" x 7'0" (2.16 x 2.14)



Stylish three piece suite comprising bath with a shower attachment, wash hand basin and WC. Tiled walls and flooring, a heated towel rail, ceiling spotlights and a double glazed rear window.

### Master Bedroom 11'1" x 8'9" (3.40 x 2.69)



Measurements do not include the fitted furniture. Top floor master bedroom with a range of fitted wardrobes, drawers and over bed cupboards. A radiator, double glazed rear window overlooking the garden and a door to:

### En-Suite 6'9" x 3'6" (2.07 x 1.08)



Three piece suite comprising shower, wash hand basin and WC. With tiled flooring and splashbacks, an extractor vent and double glazed rear window.

### Front Garden

To the front of the property there is a small enclosed garden with access to the entrance door and gated side entry to the rear garden.

## Rear Garden



To the rear there is a delightful garden. With a patio seating area, low level fencing and a gate leading to the lawn with planted borders and a path to the games room and rear parking area.

## Games Room/Office 29'2" x 16'2" (8.90 x 4.95)



Large brick built games room (or possible home office). With electric light and power connected, an air conditioning unit, fitted storage cupboards, front and rear access doors.

## Rear Parking



To the rear of the property there is a generous parking area with a storage shed. Accessed via a shared lane.

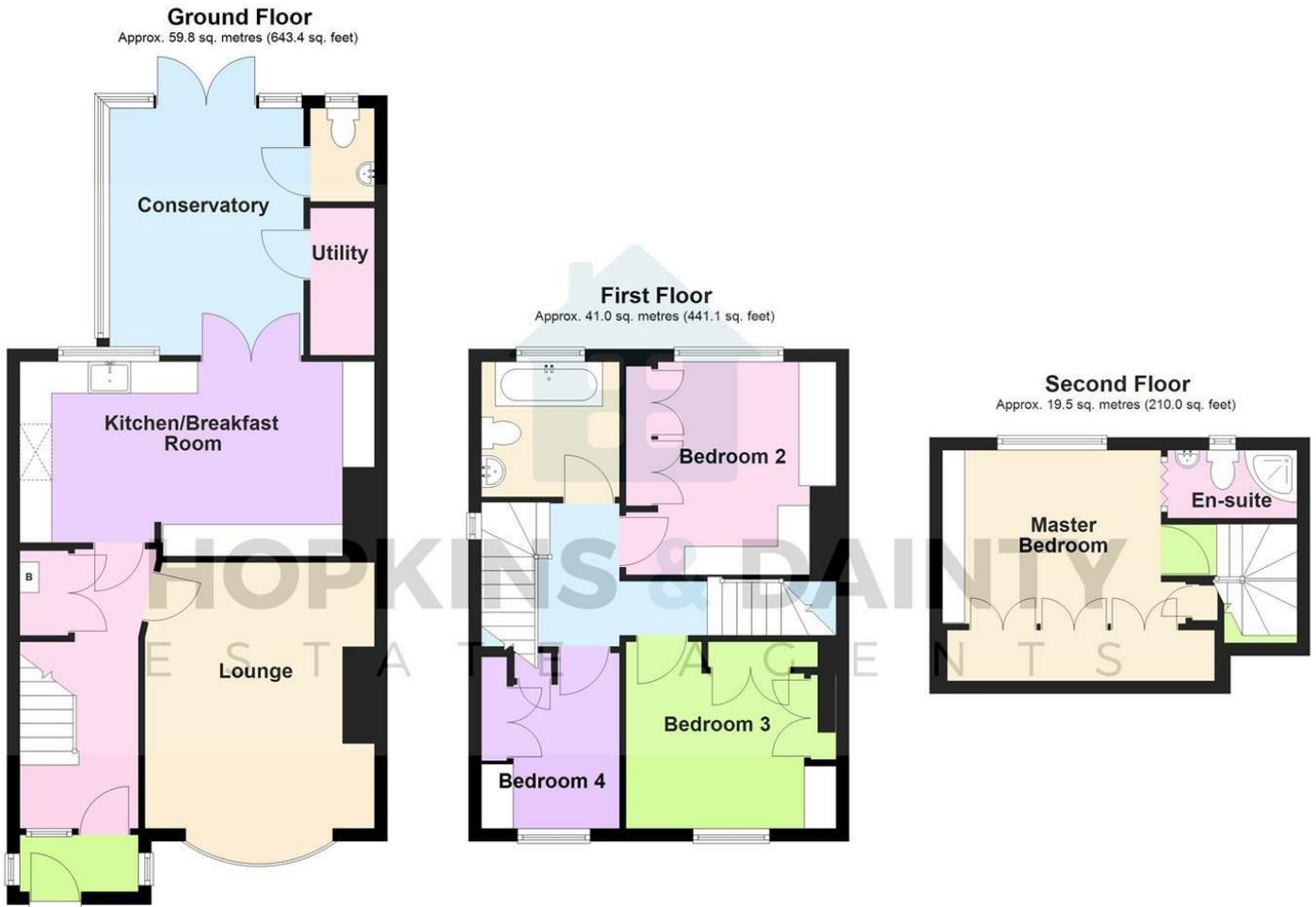
## Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

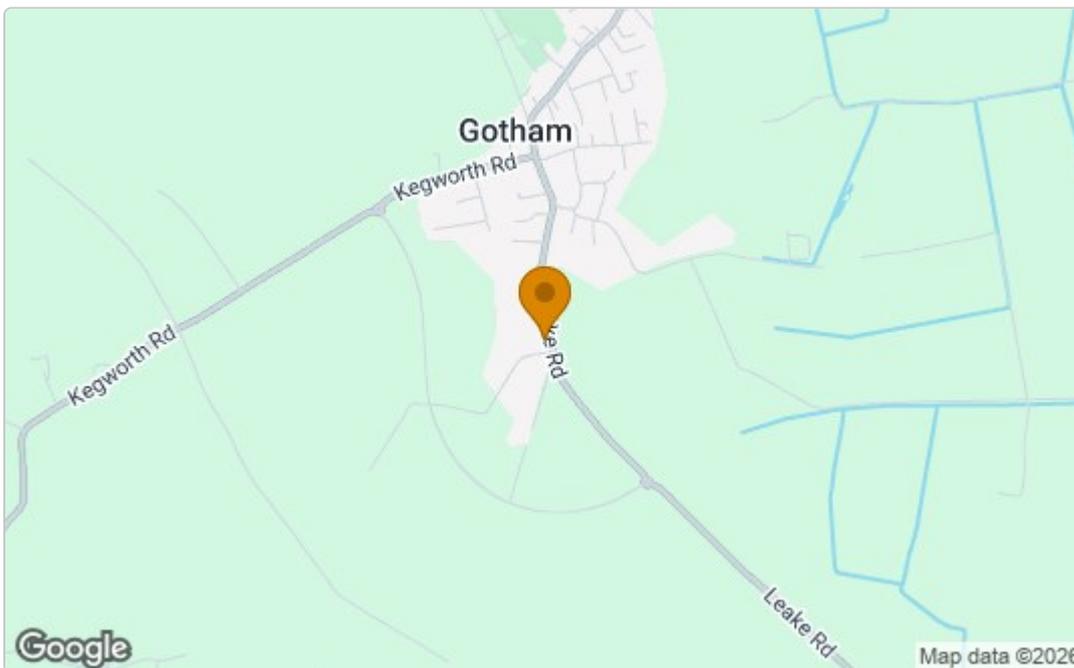
# Floor Plan



Total area: approx. 120.3 sq. metres (1294.4 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.