



West Leake Road, East Leake



£225,000

- GREAT LOCATION
- NEARBY WALKS
- LARGE GARDEN
- VELUX WINDOWS
- TWO DOUBLE BEDROOMS
- COMMUTER LINKS
- FREEHOLD
- EPC rating C



Situated in an excellent and highly sought-after position on West Leake Road, East Leake, this beautifully presented two bedroom property offers modern, comfortable living in a location that perfectly balances village life with easy access to the surrounding countryside. The home has been thoughtfully modernised throughout and is ideally suited to first-time buyers, professionals, or those looking to downsize.

The internal accommodation is bright and well proportioned, with a contemporary kitchen that benefits from Velux roof windows, allowing an abundance of natural light to fill the space and enhance the modern finish. The property offers two generous double bedrooms, providing flexibility for family living, guests, or home working, all presented in excellent decorative order.

Externally, the property enjoys a large rear garden, ideal for outdoor entertaining, gardening, or simply relaxing. The garden offers a fantastic sense of space and privacy and is well suited to those who enjoy spending time outdoors.

The location is a particular highlight, with a wide range of local amenities close by, including shops, cafes, and everyday services within East Leake village. The area is well known for its excellent school catchments, making it an attractive choice for families, and is surrounded by an abundance of scenic countryside walks, providing easy access to footpaths and open green spaces. Combining a modernised interior with a superb location, this property offers an excellent opportunity to enjoy village living at its best.



LOUNGE 3.58m x 3.47m (11'8" x 11'5")

DINING ROOM 3.79m x 3.47m (12'5" x 11'5")

KITCHEN 4.3m x 1.76m (14'1" x 5'10")

BEDROOM ONE 3.54m x 3.47m (11'7" x 11'5")

BEDROOM TWO 3.88m x 2.54m (12'8" x 8'4")

BATHROOM 2.5m x 1.76m (8'2" x 5'10")

SERVICES & TENURE

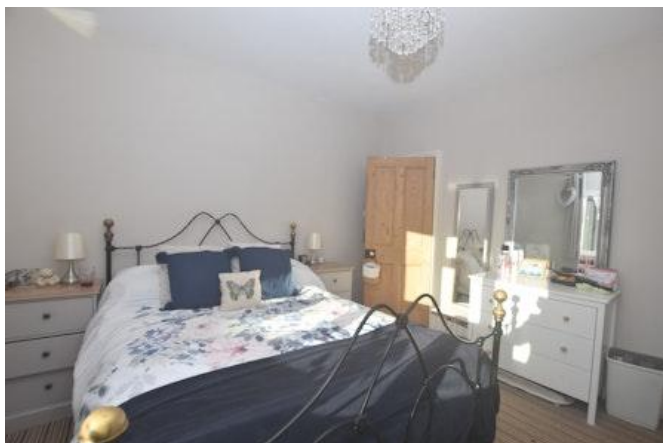
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band B

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

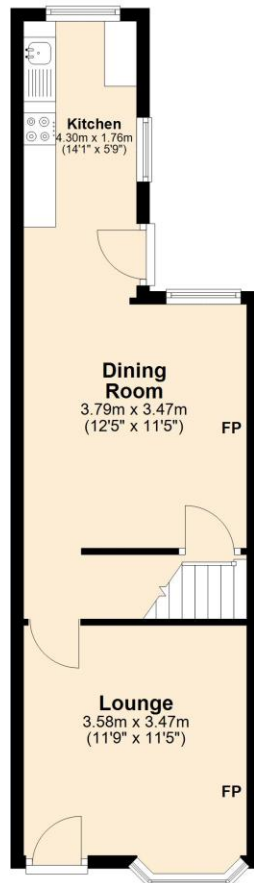
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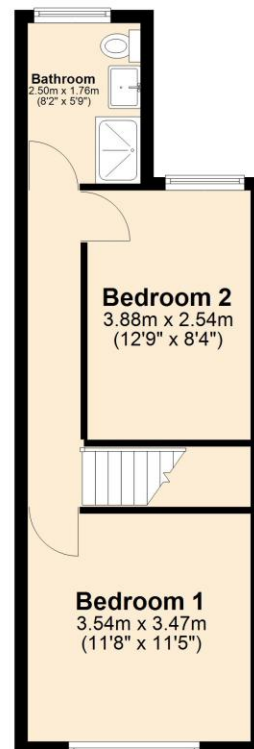
Ground Floor

Approx. 37.6 sq. metres (404.8 sq. feet)

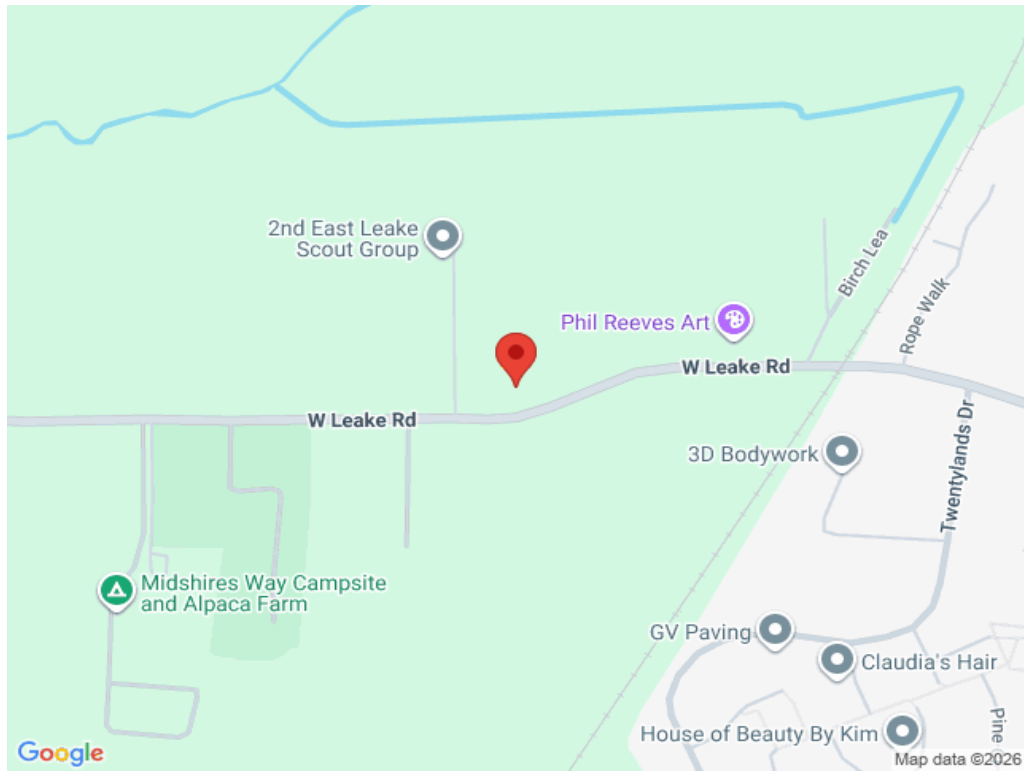


First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 71.9 sq. metres (774.0 sq. feet)



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