



**Peacock Gardens, East Leake**

## welcome to

### Peacock Gardens, East Leake

Built by Messrs Persimmon Homes, this four-bedroom detached property offers an excellent balance of generous living space and a superb layout within a sought-after development. Remaining NHBC warranty!

#### Entrance

A welcoming entrance hall with access to the lounge and staircase to the first floor.

#### Lounge

14' 8" x 10' 10" ( 4.47m x 3.30m )

The living room offers a large front-facing window, double doors leading directly into the kitchen/dining room, carpeted flooring and a radiator.

#### Kitchen Diner

18' 4" x 10' 2" ( 5.59m x 3.10m )

A modern and versatile space featuring sleek white cabinetry, integrated oven, dishwasher space, extensive worktops and a dining area with French doors opening onto the rear garden. Ideal for family meals and entertaining.

#### Utility

7' 5" x 5' 11" ( 2.26m x 1.80m )

Practical utility space with additional work surfaces, plumbing for appliances, access to the rear garden and the downstairs WC.

#### Ground Floor Wc

A handy cloakroom fitted with a WC and wash basin.

#### First Floor Landing

The first-floor landing has stairs rising from the ground floor and provides access to all bedrooms and the family bathroom.

#### Bedroom One

14' 1" x 12' 10" ( 4.29m x 3.91m )

The master bedroom offers carpeted flooring, radiator, window to the front and its own private en-suite shower room.

#### En Suite

Modern shower room with shower cubicle, WC, wash basin, radiator and tiled splashbacks.

#### Bedroom Two

12' 2" x 9' 2" ( 3.71m x 2.79m )

The second bedroom offers double glazed window to the front, carpeted flooring and a radiator.

#### Bedroom Three

9' 6" x 9' 2" ( 2.90m x 2.79m )

The third bedroom has a double-glazed window to the rear, carpeted flooring and a radiator.

#### Bedroom Four

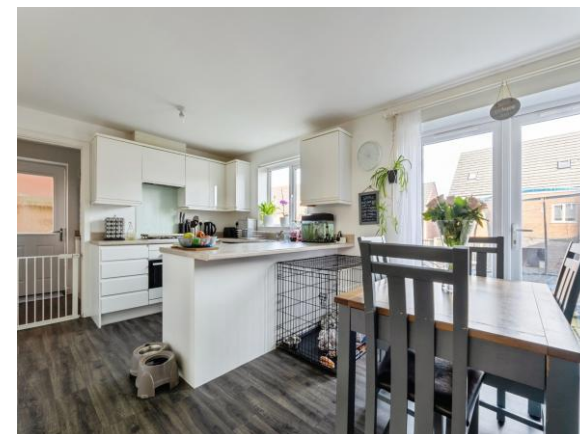
9' 6" x 9' 2" ( 2.90m x 2.79m )

A versatile fourth bedroom currently set up as an office/music room with carpeted flooring, a radiator and double-glazed windows to the rear.

#### Bathroom

7' 3" x 6' 3" ( 2.21m x 1.91m )

Modern bathroom fitted with a panelled bath, WC, pedestal hand wash basin, tiled splashbacks and window for ventilation.





### **Outside**

Front - Driveway for multiple vehicles, low-maintenance frontage and access to the garage.

Rear Garden - A good-sized enclosed garden with lawn, patio area and fenced boundaries.

### **Garage**

Integral storage space ideal for bikes, tools or further household storage.



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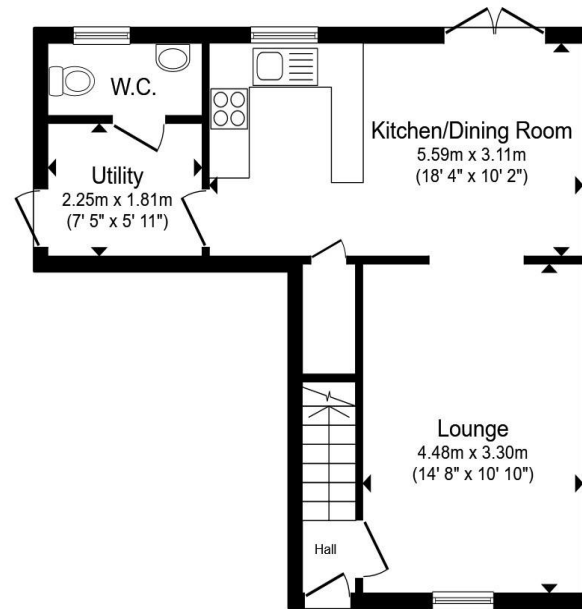


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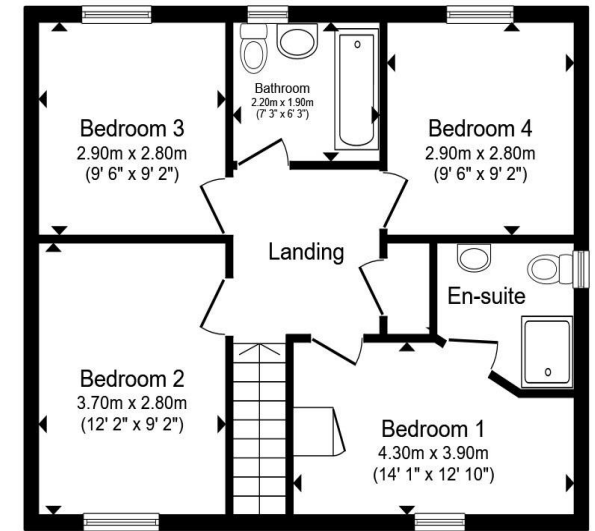
## Peacock Gardens, East Leake Loughborough

- Remaining NHBC warranty
- Main bedroom with en-suite shower room
- Modern kitchen/dining room with French doors to garden
- Separate utility room and ground-floor WC
- Driveway parking for multiple vehicles and integral garage

Tenure: Freehold EPC Rating: B  
Council Tax Band: D



Ground Floor



First Floor

Total floor area 96.0 m<sup>2</sup> (1,034 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LBH115676 - 0009

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