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# £375,000

Guide Price

THE LEAS  
BULCOTE

- DETACHED FAMILY HOME
- THREE BEDROOMS
- EN SUITE
- LOUNGE/DINER
- VILLAGE LOCATION
- EPC D



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## Detached Family Home with No Upward Chain

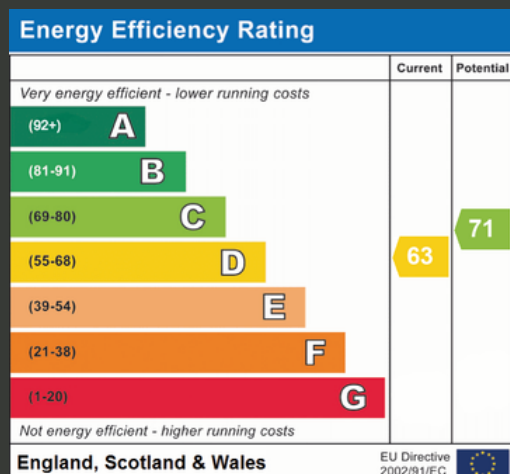
THIS WELL-POSITIONED DETACHED FAMILY HOME IS OFFERED TO THE MARKET WITH NO UPWARD CHAIN AND IS IDEALLY SITUATED IN A POPULAR RESIDENTIAL LOCATION WITH CONVENIENT ACCESS TO LOCAL SHOPS, WELL-REGARDED SCHOOLS AND A WEALTH OF EVERYDAY AMENITIES. WITH EXCELLENT TRANSPORT LINKS NEARBY, THIS PROPERTY IS PERFECTLY SUITED TO GROWING FAMILIES SEEKING BOTH COMFORT AND PRACTICALITY.

UPON ENTERING, YOU ARE WELCOMED BY AN ENTRANCE HALL WITH A GROUND FLOOR WC, LEADING THROUGH TO THE MAIN LIVING AREAS. THE LIVING ROOM IS A BRIGHT AND INVITING SPACE, FEATURING A BAY WINDOW THAT FILLS THE ROOM WITH NATURAL LIGHT AND AN OPEN ARCHWAY THROUGH TO THE DINING ROOM. THE DINING AREA BENEFITS FROM PATIO DOORS OPENING ONTO THE REAR GARDEN, CREATING A SEAMLESS INDOOR-OUTDOOR FLOW. THE FITTED KITCHEN OFFERS A GOOD RANGE OF WALL AND BASE UNITS WITH AMPLE WORKSPACE AND FURTHER ACCESS TO THE GARDEN.

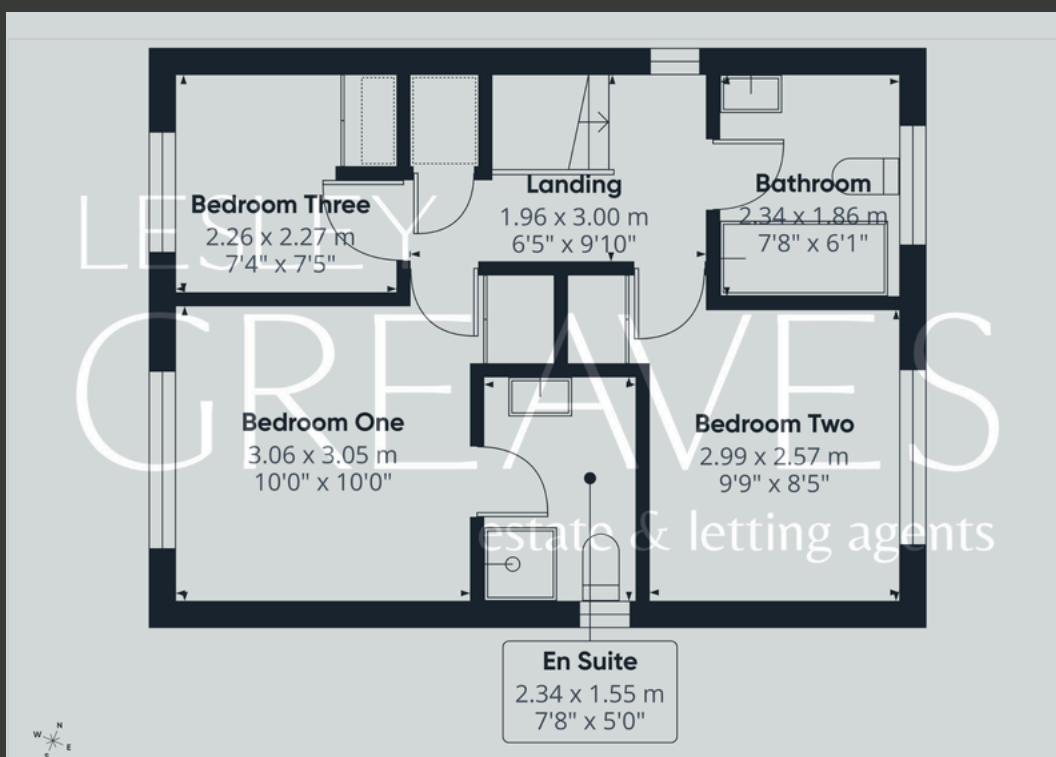
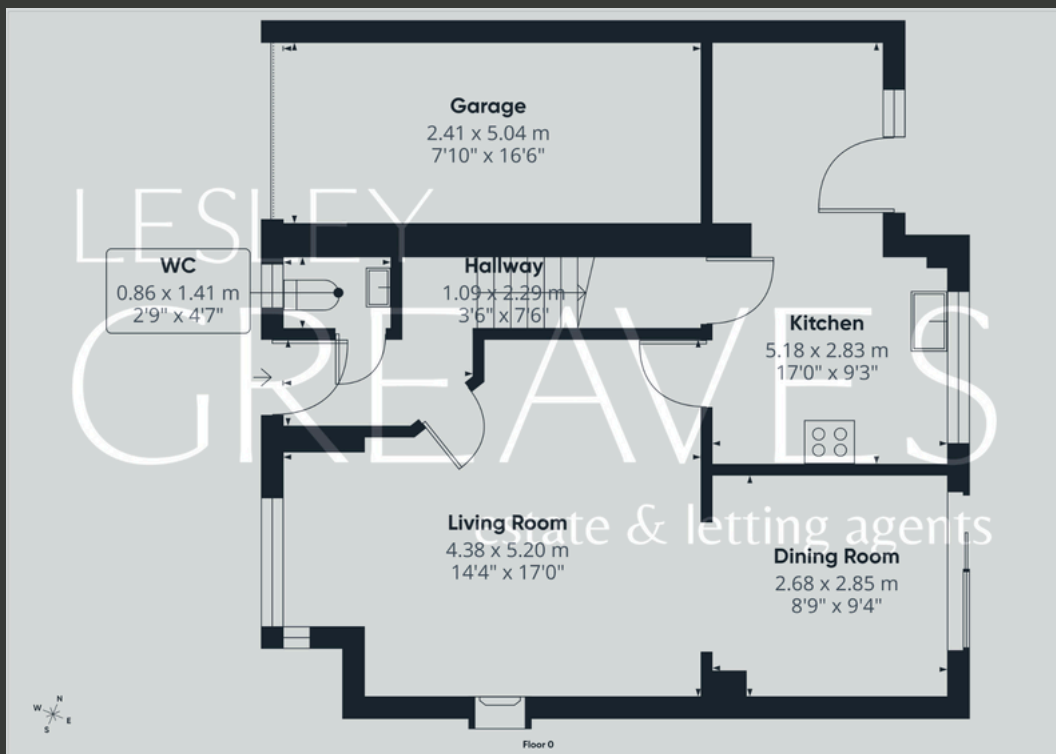
TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, INCLUDING THE MAIN BEDROOM WITH EN SUITE SHOWER ROOM, ALONG WITH A FAMILY BATHROOM SERVING THE REMAINING BEDROOMS.

EXTERNALLY, THE FRONT OF THE PROPERTY FEATURES A LAWNED GARDEN AND A DRIVEWAY LEADING TO THE GARAGE, PROVIDING AMPLE OFF-ROAD PARKING AND USEFUL STORAGE SPACE. THE ENCLOSED REAR GARDEN OFFERS A PEACEFUL RETREAT, COMPLETE WITH A PATIO AREA IDEAL FOR OUTDOOR DINING AND RELAXATION.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 89 SQM







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

## Lesley Greaves Estate & Lettings Agents

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