



Peacock Gardens, East Leake



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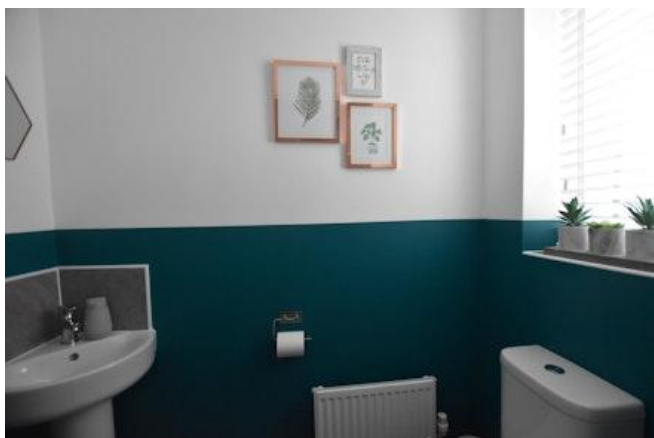
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**£240,000**

- UPVC DOUBLE GLAZED
- VILLAGE LOCATION
- KITCHEN DINER
- PARKING FOR TWO CARS
- DOWNSTAIRS WC
- GREAT SCHOOL CATCHMENT
- FREEHOLD
- EPC rating B



As you step through the modern composite front door, you're welcomed into a stylish entrance hallway with laminate flooring. This space also includes a contemporary electric circuit breaker and a convenient ground floor WC. The lounge is tastefully decorated in neutral tones and benefits from a handy under-stairs storage cupboard, providing both comfort and practicality.

To the rear of the home, the spacious open-plan kitchen and dining area spans the full width of the property. Thoughtfully designed, the kitchen is fitted with a four-ring gas hob, electric oven, stainless steel extractor hood, and matching splashback. There is space for a freestanding fridge and plumbing for both a washing machine and a dishwasher. A discreet eye-level cupboard houses the Ideal combination gas central heating boiler. The sleek white kitchen units complement the timber-effect flooring, which continues seamlessly into the bright and airy dining area. Here, uPVC double doors open directly onto the garden, creating a perfect space for entertaining.

Upstairs, the landing offers a generous storage cupboard and an oversized loft hatch with a pull-down ladder, providing access to the loft.

The main bedroom features its own central heating controls, a built-in cupboard above the stairs, and a private ensuite with a mains-powered shower. Bedrooms two and three are positioned at the rear of the property, enjoying pleasant views over the garden. The family bathroom is well-appointed with tiled surrounds to the bath and washbasin, along with a WC.





Outside, the rear garden is fully enclosed with timber fencing and includes a decorative paved patio and a neatly maintained lawn—ideal for relaxing or outdoor dining.

**Location Directions** From East Leake village centre, proceed along Main Street toward the church, continuing onto Brookside. At the roundabout, take the first exit onto Sheepwash Way, then turn right onto Cinnabar Way. Take the next left; the property will be found on the left-hand side, clearly marked by the agent's 'For Sale' board.

**LOUNGE** 4.33m x 3.72m (14'2" x 12'2")

**KITCHEN/ DINER** 4.66m x 2.69m (15'4" x 8'10")

**WC** 1.69m x 0.92m (5'6" x 3'0")

**BATHROOM** 2m x 1.81m (6'7" x 5'11")

**BEDROOM ONE** 3.6m x 2.92m (11'10" x 9'7")

**BEDROOM TWO** 2.75m x 2.32m (9'0" x 7'7")

**BEDROOM THREE** 2.2m x 1.83m (7'2" x 6'0")

## 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 CHARGES on Peacock Gardens - To Be Confirmed with the owner.

## 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.

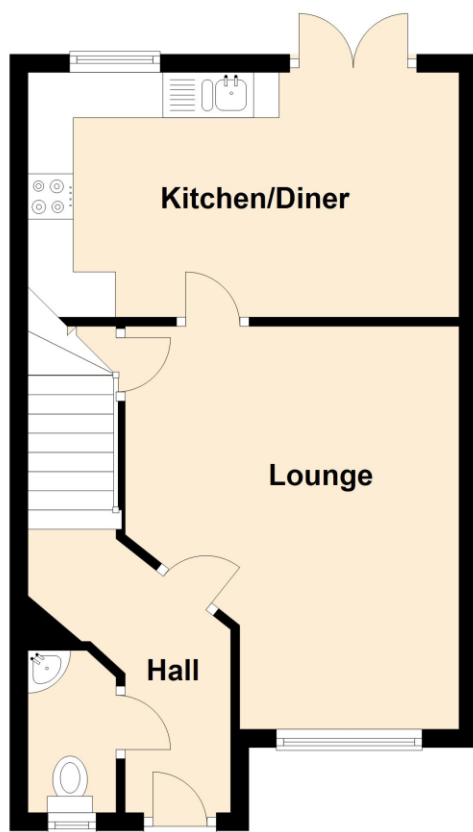
## REFERRALS

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.



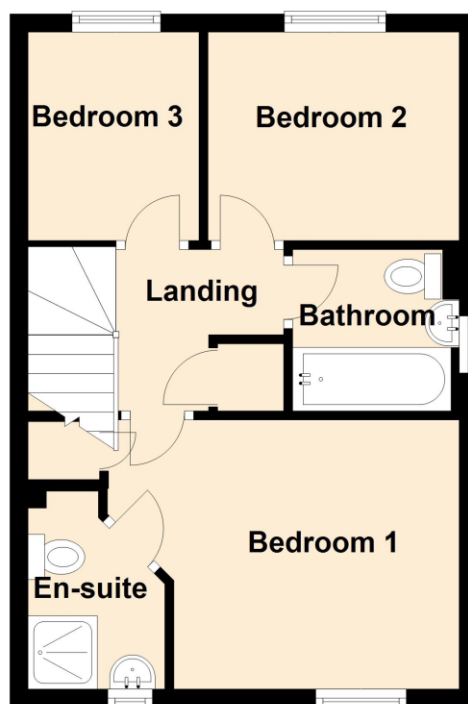
### Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



### First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.5 sq. feet)



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