



Sharpley Drive, East Leake

welcome to

Sharpley Drive, East Leake

Spacious three-bedroom semi-detached home offering excellent potential. Features include an open-plan lounge and dining room, modern kitchen with a potential utility area, three well-proportioned bedrooms, family bathroom, private rear garden and driveway parking for multiple cars.

Auctioneer's Comments

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Entrance

A welcoming entrance hall providing access to the main living areas, stairs rising to the first floor and understairs storage.

Lounge

14' 1" x 12' 2" (4.29m x 3.71m)
The living room offers a front-facing double-glazed window, wood-effect flooring and modern grey tones, this generous area offers an excellent space for relaxing or entertaining. A feature chimney breast adds character, while the open layout leads seamlessly into the dining room.

Kitchen

10' 2" x 8' 6" (3.10m x 2.59m)
A well-proportioned kitchen fitted with glossy white cabinets and contrasting dark worktops. The layout provides excellent storage and workspace, with space for an oven and hob, tiled splashbacks, and a upvc double glazed window overlooking the garden. A door leads to the additional side room for added convenience and storage.

Dining Room

10' 6" x 8' 6" (3.20m x 2.59m)
Set to the rear of the property, the dining room overlooks the garden with patio doors allow easy access to the garden. The continuity of wood-effect flooring creates a cohesive flow between the living spaces.





Utility Room

19' 8" x 3' 11" (5.99m x 1.19m)

This useful side room offers additional space for storage, laundry appliances, or workshop use. Featuring tiled flooring and a window, the space is versatile and ideal for household overflow.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

Bedroom One

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

A primary bedroom with a front-facing window, fitted wardrobes offering excellent storage, carpet and a radiator

Bedroom Two

13' 5" x 8' 6" (4.09m x 2.59m)

A second bedroom overlooking the rear of the property, carpeted flooring and a radiator.

Bedroom Three

8' 10" x 8' 6" (2.69m x 2.59m)

A third bedroom offering a versatile space which could be utilised as an office, nursery or dressing room, with a double-glazed window to the front, built in bed, carpeted flooring and a radiator.



Outside

The property features a generous paved driveway offering ample off-road parking with gated side access leading to the rear garden. Situated in a residential area, the home enjoys a pleasant outlook and easy access to nearby amenities. An enclosed rear garden offering excellent outdoor space for families, pets, or keen gardeners. The garden features a sizeable lawn area, patio space for seating or barbecues, and a fenced boundary providing privacy.



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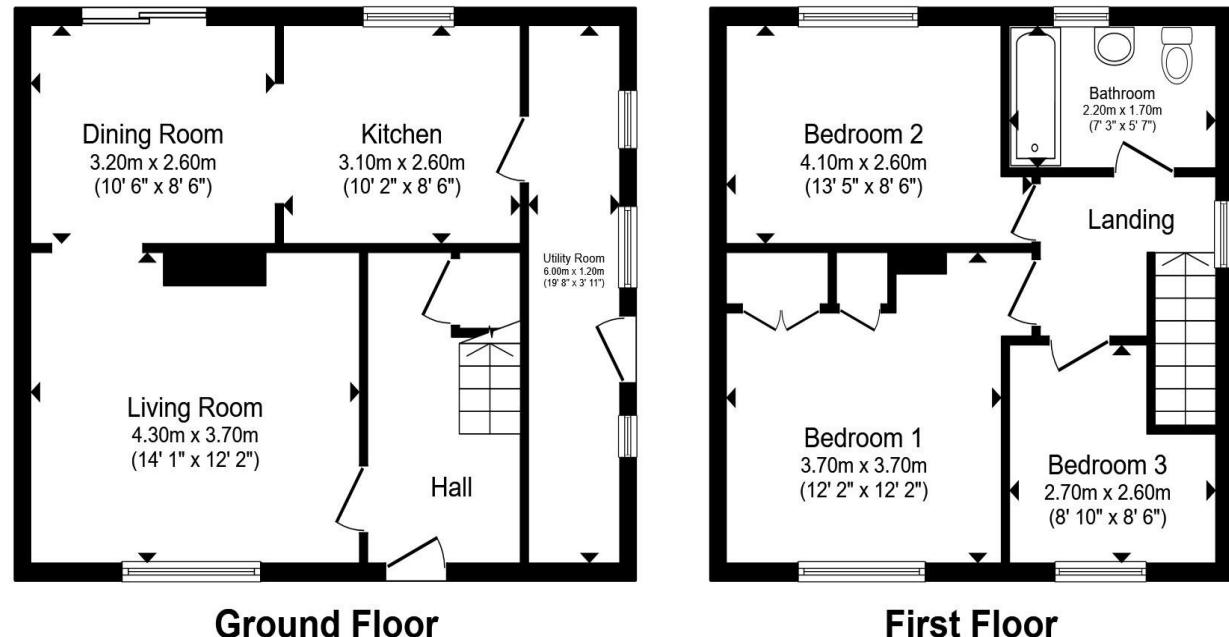
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Private Rear Garden
- Three Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£165,000



Total floor area 90.2 m² (971 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



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LBH115584 - 0004

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