



Dragonfly Close, East Leake



**£370,000**

- FIVE BEDROOM DETACHED
- APPROACHING 1,500 SQUARE FEET
- FULL WIDTH LIVING KITCHEN DINER
- GARDEN HOME OFFICE
- FOUR DOUBLE BEDROOMS (ONE SINGLE)
- POPULAR ESTATE
- FREEHOLD
- EPC rating B



This substantial five bedroom detached family home is approximately 1,450 square feet when including the garage space, situated on a popular estate which is served by a new primary school which has great reviews from OFSTED (Millside Spencer Academy).

The design, having an integral garage and there are four double bedrooms and a good sized fifth single/office.

Initially on entry the hallway provides access to the living kitchen diner and lounge respectively. The lounge has a front elevation window, brushed metal electrical sockets and neutral wall decor.

The living kitchen diner is the full width of the property and is split in to three distinct sections. To the living area a pair of double doors out to the garden, the dining section has its own pair. To the kitchen there's a horseshoe shaped work surface space with matching splashbacks, integrated appliances include a fridge freezer, oven, four ring gas hob and dishwasher. Plumbing for a washing machine and one of the eye level cupboards discreetly houses the Ideal combination gas central heating boiler. The cupboard units are in a white gloss finish with polished metal handles.

Finally at ground floor is the WC off the hall with sanitaryware by Sottini.





At first floor, the main bedroom is to the front of the property and has an en-suite, bedroom two is also to the front with bedrooms three, four and five to the rear. Special reference should be made to the floorplans to fully appreciate the size of the bedroom accommodation.

The family bathroom has a three piece suite.

Outside at the front, the tarmac driveway allows off road parking for two vehicles and a paved path leads to the pitched roof front entrance porch. At the rear accessed via both pairs of double doors is the patio and there is a mainly lawned garden beyond this.

The home office is to the top right of the garden and is open to interpretation with regards its use. It currently has a corner bar area, power, light and four blinds fitted to the glazing.

To find the property, from East Leake village centre proceed along the Main Street towards the church, at the roundabout continue straight on along Kirk Hill, take the second turning onto Leveret Way, first right in to Dragonfly Close, where the property is situated on the left hand side.





HALL 5.49m x 2.04m (18'0" x 6'8")

LOUNGE 4.57m x 2.86m (15'0" x 9'5")

KITCHEN DINER 8.35m x 2.84m (27'5" x 9'4")

MASTER BEDROOM 3.86m x 3.83m (12'8" x 12'7")

EN-SUITE SHOWER ROOM 2.16m x 1.36m (7'1" x 4'6")

BEDROOM TWO 3.9m x 2.96m (12'10" x 9'8")

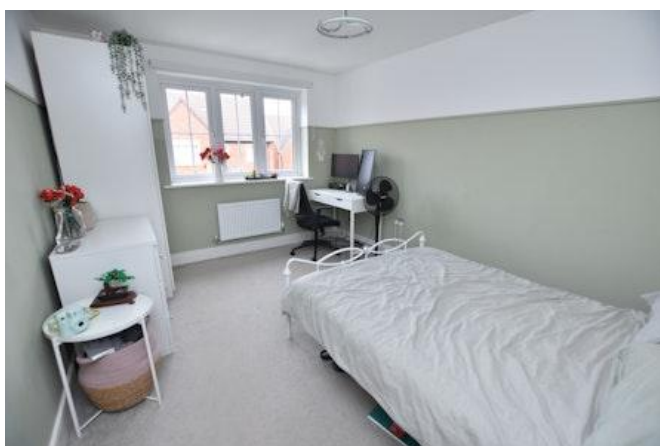
BEDROOM THREE 3.32m x 3.29m (10'11" x 10'10")

BEDROOM FOUR 3.51m x 2.84m (11'6" x 9'4")

BEDROOM FIVE 2.29m x 2.02m (7'6" x 6'7")

FAMILY BATHROOM 3.29m x 1.57m (10'10" x 5'2")

OUTDOOR HOME OFFICE 3.32m x 3.32m (10'11" x 10'11")





## 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 E.  
Estate charges annually - TBC with vendor

## DISCLAIMER

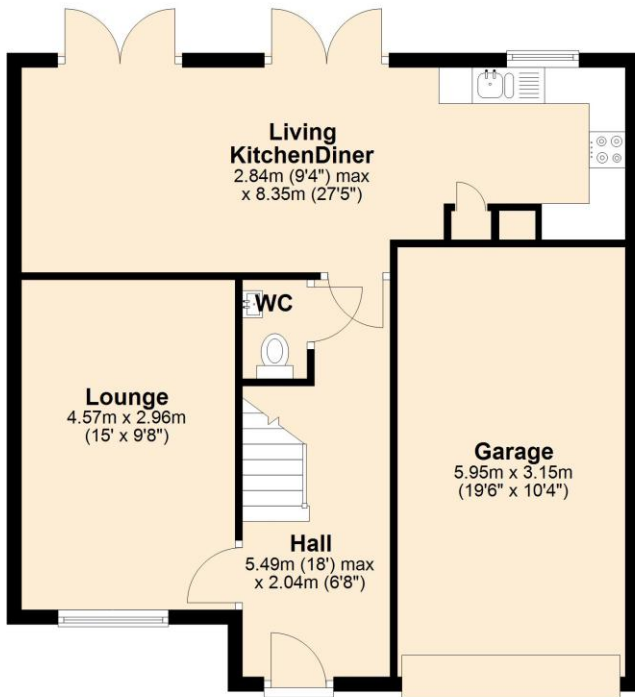
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

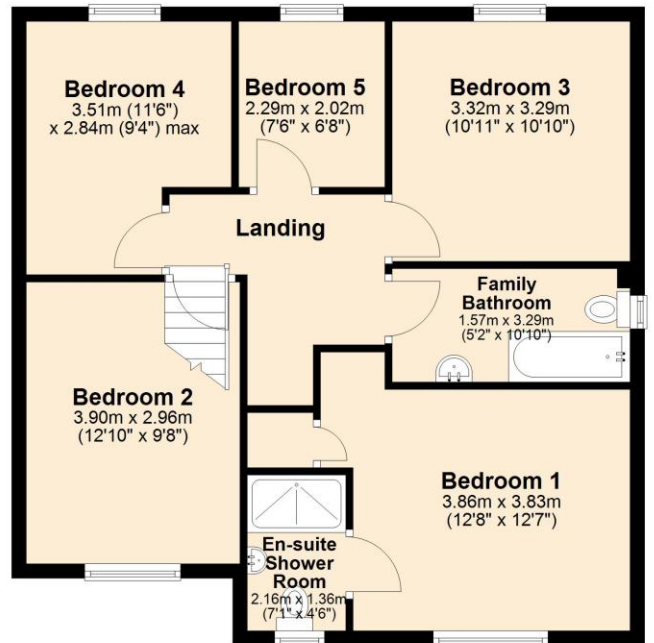
### Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)

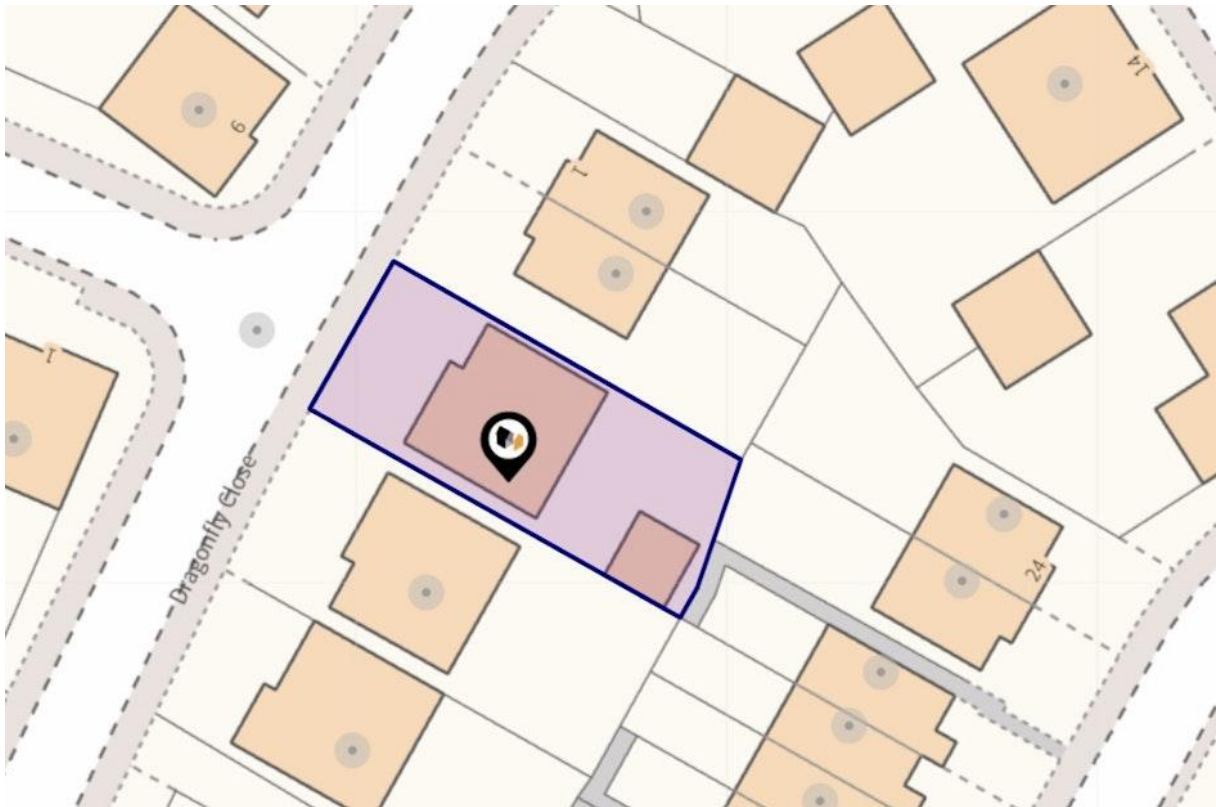


### First Floor

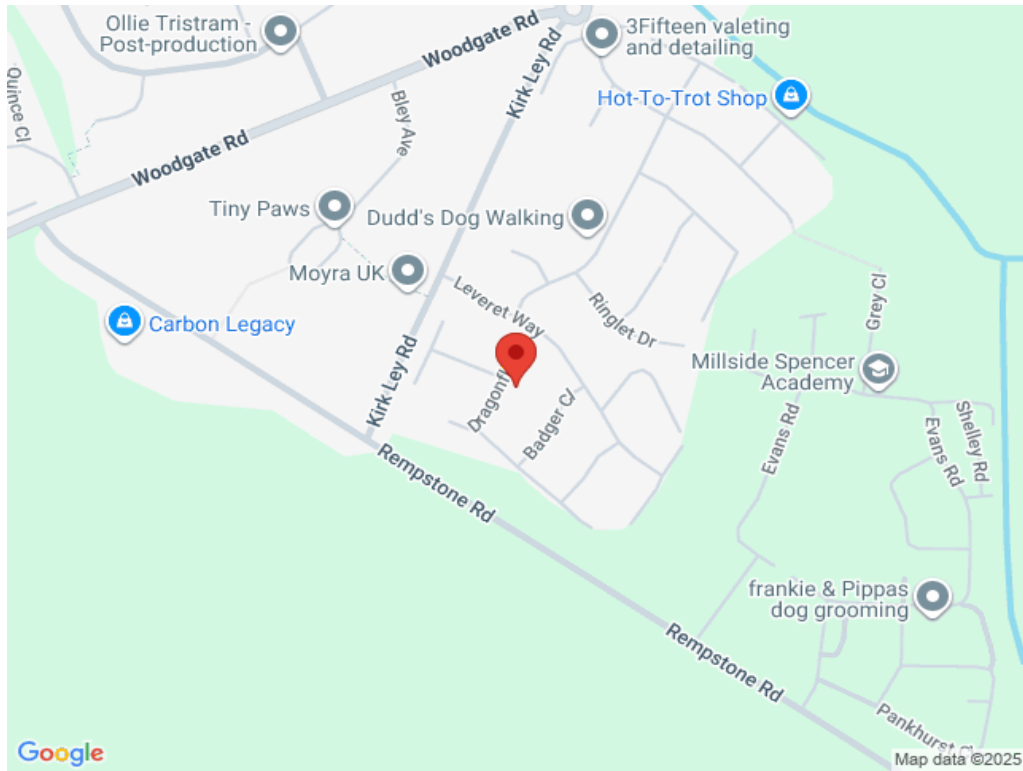
Approx. 67.6 sq. metres (727.6 sq. feet)



Total area: approx. 135.2 sq. metres (1455.2 sq. feet)







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