



Windmill Crescent,
East Leake



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£400,000

- FOUR BEDROOM DETACHED
- REDROW HERITAGE COLLECTION
- MASTER EN-SUITE
- GOOD SIZE BEDROOMS
- FEATURE KITCHEN
- GARAGE AND DRIVEWAY
- FREEHOLD
- EPC rating C



Constructed some nine years ago, this modern four bedroom detached house is part of the Heritage Collection from Redrow which was very well received when the estate was constructed. The location is opposite the balancing pond and the design incorporates a feature kitchen diner along with three double bedrooms and a nicely sized fourth.

Initially on entry, the hall has a timber patterned floor covering. The lounge has neutral wall decor, front elevation window and internal door through to the kitchen diner.

To the kitchen section, there's a comprehensive range of storage units which go up to quite a high level, integrated fridge freezer adjacent to the AEG double oven and grill with stainless steel splashback and extractor cupboard above, sink with drainer, AEG dishwasher and three soft close drawer units. The LED lighting continues through to the dining section and here there is a pair of double glazed double doors out to the patio and a useful under stairs cupboard.

A separate utility room provides further storage units, one of which houses the Ideal gas central heating boiler, space and plumbing for washing machine and tumble dryer and there's a second sink unit with cupboard beneath and a rear access door. The WC is off the utility and has a corner bracketed wash hand basin with low level WC.



At first floor, a pressurised hot water cylinder housed within a cupboard on the landing.

An impressively sized master bedroom above the lounge below has two built in double wardrobes. The en-suite has a mains shower within the cubicle. The second double bedroom is to the rear and this also has two built in double wardrobes. the third double is to the front and over the garage. Viewers will no doubt be impressed by the size of the fourth bedroom which has views over the garden and is neutrally presented.

The bathroom has a mains shower over the bath and there is a dual voltage electric shaver point.

To the outside at the front, a low maintenance coloured stone garden with driveway providing parking for two vehicles leading to a garage provided with power and light and with a manual up and over door. At the rear, a patio beyond the dining section and the rest of the garden is laid to lawn fully enclosed by timber fencing, private not overlooked from beyond with trees screening.

Overall a deceptive well presented four bedroom detached family home in what is a well regarded village.

To find the property, from East Leake village centre proceed along the Main Street towards Costock, past the playing field on the left and turn right into Meeting House Close. Pass through the original estate and then the new Redrow properties emerge, bear right into Windmill Crescent where the property is situated on the right hand side.

HALL

LOUNGE 4.62m x 3.35m (15'2" x 11'0")

KITCHEN DINER 5.33m x 3.25m (17'6" x 10'8")

UTILITY ROOM 2.18m x 1.88m (7'2" x 6'2")

GROUND FLOOR WC 1.9m x 0.99m (6'2" x 3'2")

BEDROOM ONE 4.19m x 3.33m (13'8" x 10'11")

EN-SUITE 1.94m x 1.64m (6'5" x 5'5")

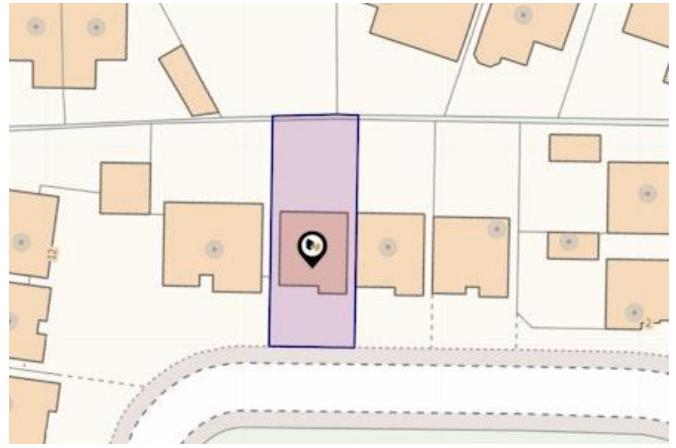
BEDROOM TWO 4.19m x 2.62m (13'8" x 8'7")

BEDROOM THREE 3.84m x 2.84m (12'7" x 9'4")

BEDROOM FOUR 3.73m x 2.59m (12'2" x 8'6")

BATHROOM 2.66m x 1.9m (8'8" x 6'2")





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 D.

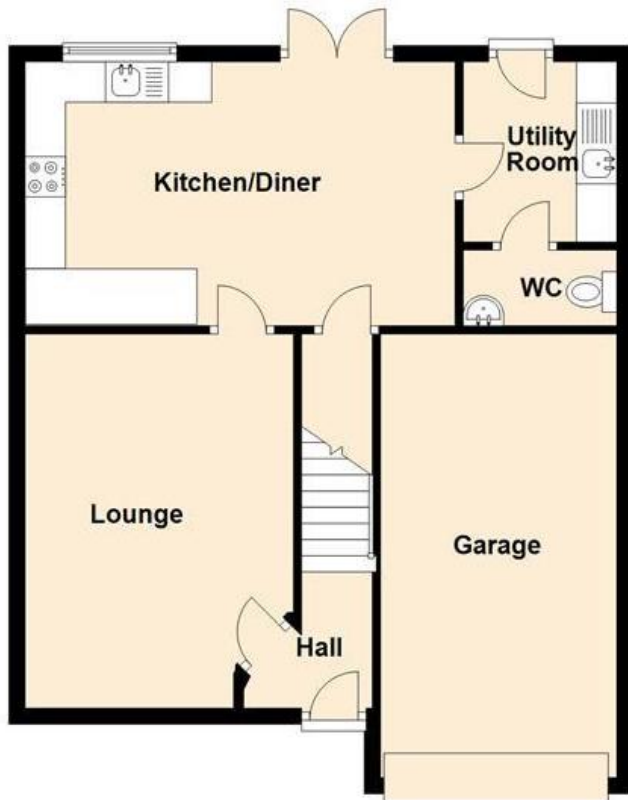
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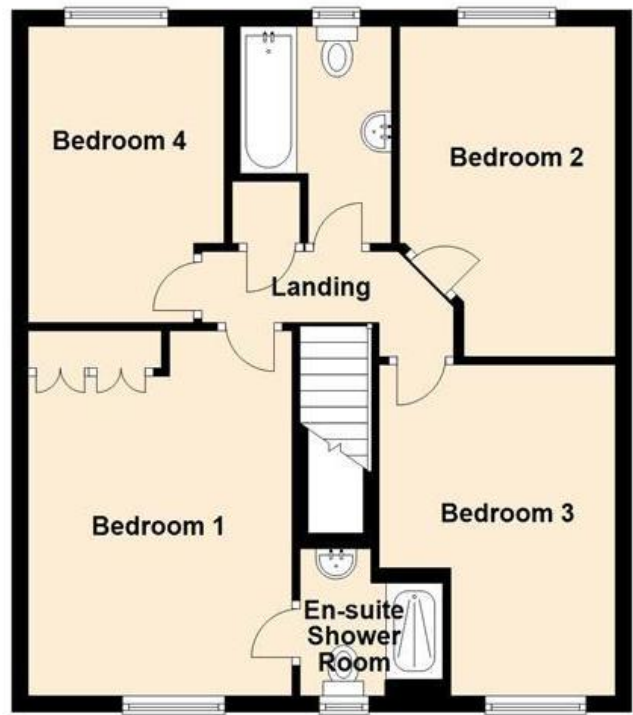
REFERRALS

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



First Floor





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