



Pankhurst Close, East Leake



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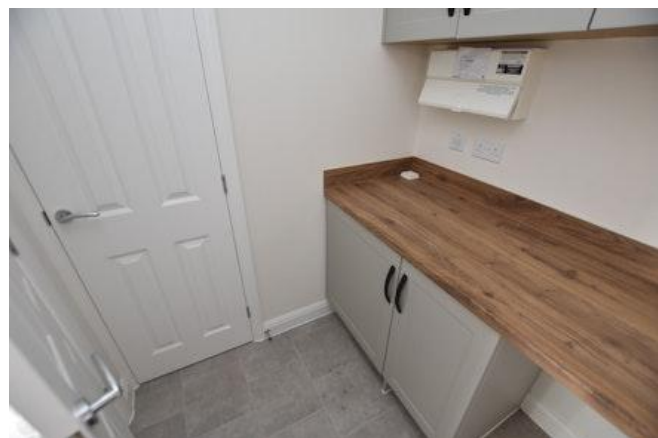
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**‘Offers In Excess of’ £300,000**

- THREE BEDROOM SEMI
- IMMACULATE PRESENTATION
- "SHOWHOME" CONDITION
- SPACIOUS DESIGN
- FRONT TO REAR KITCHEN DINER
- MASTER EN-SUITE
- FREEHOLD
- EPC rating B



This immaculately presented David Wilson home is in "Showhome" condition and with some of the elements having not been used yet. Situated on the very popular Skylarks development and occupying a corner plot and its double fronted architectural design is sure to appeal.

Meticulous attention to detail and post snagging, the property really is in top condition.

Initially on entry, the hallway gives the first indication of the presentation with ground floor heating controls and access to the ground floor WC.

To the left, the lounge spans front to rear and has a dual aspect with both front and side elevation windows. Immaculate paint and plasterwork.

The kitchen diner also spans front to rear and is split in to two distinct sections. To the kitchen area, built in appliances include a dishwasher, has hob with electric oven beneath, fridge and freezer whilst one of the eye level cupboards discreetly houses the Ideal Logic combination gas central heating boiler. The dining section has further natural lighting and access to the garden provided by a pair of double glazed doors and there is a front elevation window. The luxury vinyl flooring in a tiled pattern further compliments.





The utility room is off the kitchen area and here there are two further eye level cupboards, one base unit and space and plumbing for a washing machine. Off the utility is the under stairs cupboard providing additional storage.

At first floor the landing has a very useful cupboard and there is a roof space access hatch. Bedroom one is to the front, again is immaculately presented, the controls for the first floor central heating are here. The en-suite has a three piece suite with mains shower within the cubicle, wash hand basin and WC.

Bedroom two, the second double bedroom is to the front and is impressive in its proportions with a cupboard over the stairs. Bedroom three is also well presented and immaculate once more.

The family bathroom has a side elevation window, mains shower over the bath with retracting screen, all elements have tiled splashbacks and the sanitaryware is by Sottini.

Outside at the front a paved step leads to the front entrance porch, to the left is a path with lawned sections with maturing shrubs. The main garden is mainly laid to lawn and enclosed by a mixture of timber fencing and brick walling. The rear gate leads to a driveway that leads to off road parking.

The property is sold with no upward chain.

Good to know: The current owner has installed a whole room water softener system, which is worth £1200, which hugely reduces the limescale and protect the pipe system, skin, shower enclosure etc.

To find the property, from East Leake village centre proceed along the Main Street towards the church, continue along Brookside, at the roundabout continue ahead and up the hill along Kirk Ley Road, at the 'T' junction bear left on to Rempstone Road, next left on to Franklin Close, right onto Evans Road, second right on to Bronte Grove and next left into Pankhurst Close, the property is situated on the right hand side identified by the agent's 'For Sale' board.





HALL 1.89m x 2.02m (6'2" x 6'7")

LOUNGE 5.32m x 3.04m (17'6" x 10'0")

KITCHEN DINER 5.28m x 2.79m (17'4" x 9'2")

UTILITY ROOM 1.61m x 1.55m (5'4" x 5'1")

GROUND FLOOR WC 1.38m x 0.88m (4'6" x 2'11")

BEDROOM ONE 4.19m (MAX) x 3m (13'8" x 9'10")

EN-SUITE 1.76m x 1.64m (5'10" x 5'5")

BEDROOM TWO 3.23m x 2.88m (10'7" x 9'5")

BEDROOM THREE 2.65m x 2.19m (8'8" x 7'2")

FAMILY BATHROOM 1.92m x 1.62m (6'4" x 5'4")





## 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.

(SERVICE CHARGE - This has not yet been put in place yet by David Wilson, but there will be a service charge per year for green areas once the whole estate is complete although the amount has not yet been set.)

## DISCLAIMER

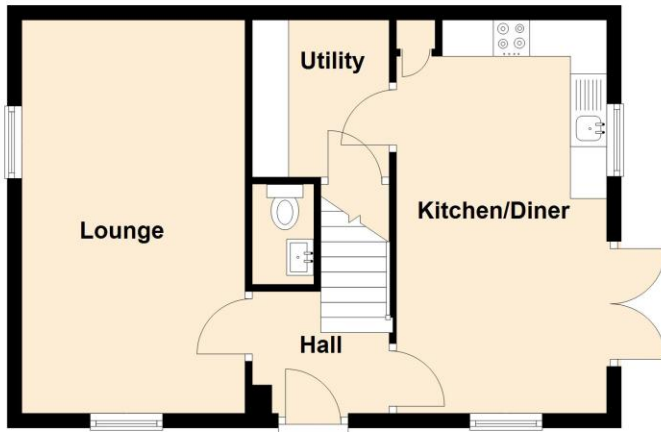
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

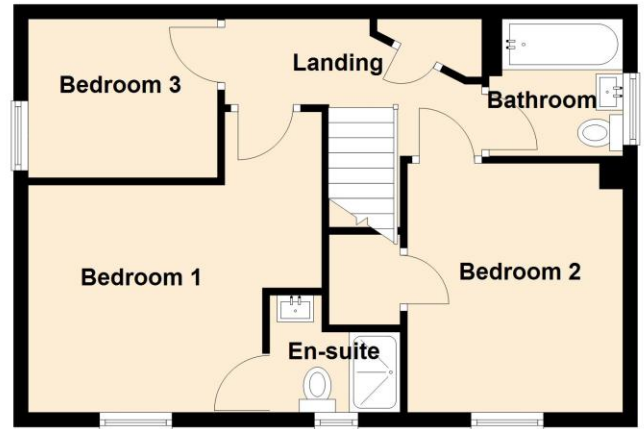
### Ground Floor

Approx. 43.8 sq. metres (470.9 sq. feet)



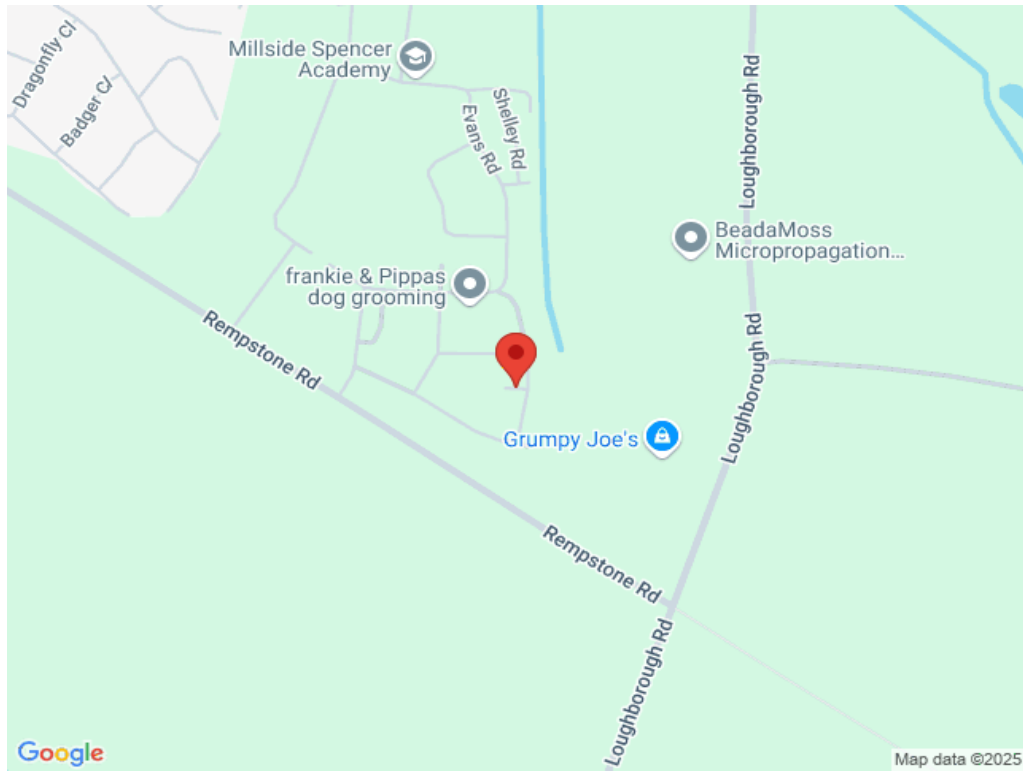
### First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 88.2 sq. metres (949.8 sq. feet)





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