



Badger Close, East Leake



£335,000

- THE 'PETER-CROUCH' OF HOUSES!
- EXTREMELY DECEPTIVE DETACHED
- CLEVERLY ARRANGED OVER THREE FLOORS
- FOUR DOUBLE BEDROOMS
- REAR FACING DINING KITCHEN
- THREE BATHROOMS (X2 EN-SUITES)
- FREEHOLD
- EPC rating B



 **Newton Fallowell**



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We know estate agents over-use the phrase 'deceptively spacious' so instead we challenge you to come and see for yourself 'The Peter Crouch of Houses' - tall, impressive, and far more spacious than you'd ever expect!

The thing we're most impressed with and that isn't apparent from a roadside glance, are the four double bedrooms which are arranged over the first and second floors along with three bathrooms (two en-suites), making this the perfect place for those with older children/teenagers. The home has equal appeal to 'professionals' whereby bedrooms could be used to work from home with a permanent home office set-up and/or accommodating visiting family etc.

Enter through a good size entrance hallway with handy ground floor W.C. and into a front facing lounge, stylishly finished with contemporary wood panelled feature wall.

The generous, rear facing dining kitchen spans the full width of the property and come complete with integrated appliances including a fridge freezer, dishwasher, electric double oven, four ring induction hob and extractor. The quality work surfaces are upgraded from the original standard and these are impressive quartz which incorporate a dining bar in addition to plenty of space for a dining table or sofa arrangement for that 'living kitchen' feel!



There is a useful utility room leading off the kitchen with both plumbing for washing machine and space for a tumble dryer, matching quartz work surfaces, with sink, the combination gas central heating boiler and side entrance door leading to outside.

There are three double bedrooms on the first floor with No.2 having an en-suite shower room and a family bathroom, whilst the second floor features an entire Master bedroom suite with room for a dressing table and even a small study area as utilised now, large storage cupboard and en-suite shower room.

The property occupies a corner plot position meaning the rear garden is 'larger than the average' and this has had a sun deck and pergola added for summer-time entertainment! The two car driveway sits to the rear and leads to a brick built single garage with steps from here, through the rear gate and down into the garden.

The location feels really quiet, close to the edge of the village with countryside walks nearby yet only a short stroll into the village centre which offers a wide range of shops, bars, restaurants and facilities. Within the estate itself is also newly opened Millside Spencer Primary School which is walkable from the property.

Good to know; The property uPVC double glazing. Gas central heating powered by a combination boiler located in the utility room. The property was constructed in 2020 and therefore has approximately 5 years remaining on the 10 year NHBC builders guarantee. The estate management charge is approximately £180 per annum.

Top find the property; Sat nav postcode: LE12 6YS - what3words: ///hush.backpacks.village



 **NEWTON
FALLOWELL**



 **NEWTON
FALLOWELL**

LOUNGE 3.94m x 3.72m (12'11" x 12'2")

DINING KITCHEN 5.51m x 2.84m (18'1" x 9'4")

MASTER BEDROOM 4.78m x 3.46m (15'8" x 11'5")
WITH EN - SUITE

BEDROOM TWO 3.94m x 3.25m (12'11" x 10'8")
WITH EN-SUITE

BEDROOM THREE 2.9m x 2.9m (9'6" x 9'6")

BEDROOM FOUR 2.9m x 2.53m (9'6" x 8'4")





SERVICES & TENURE

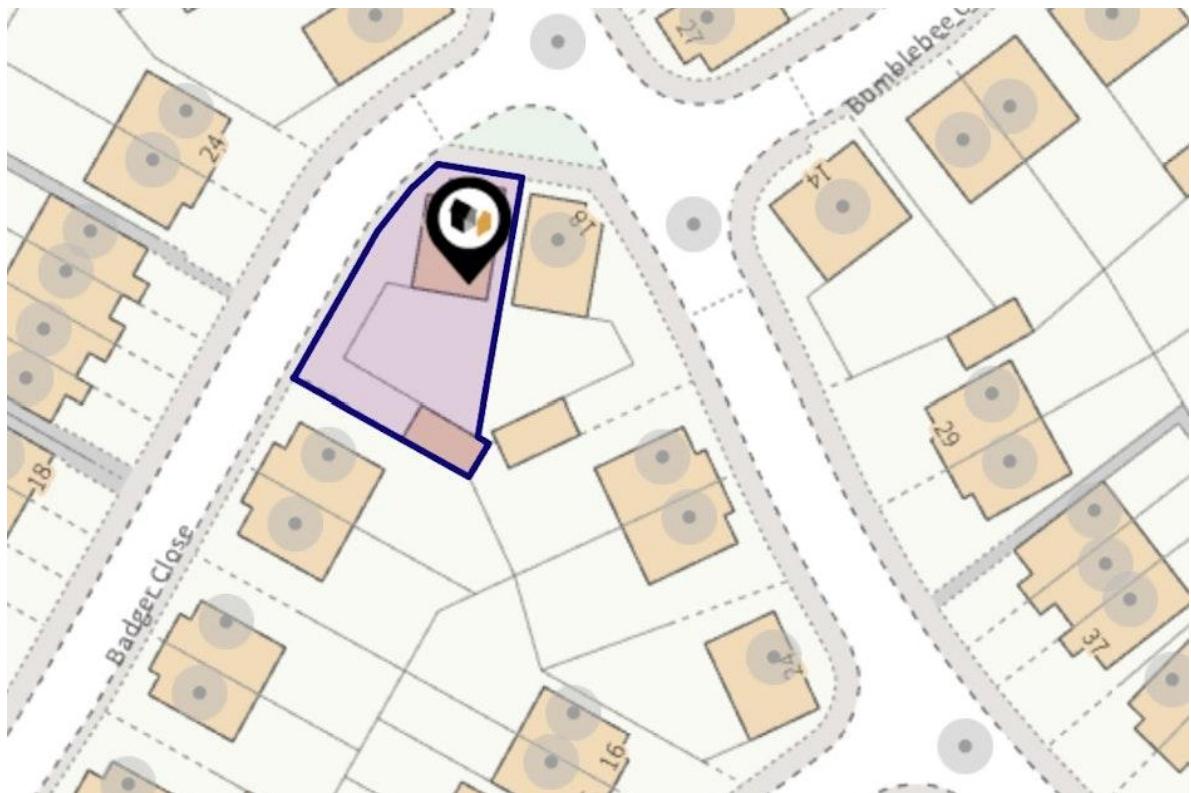
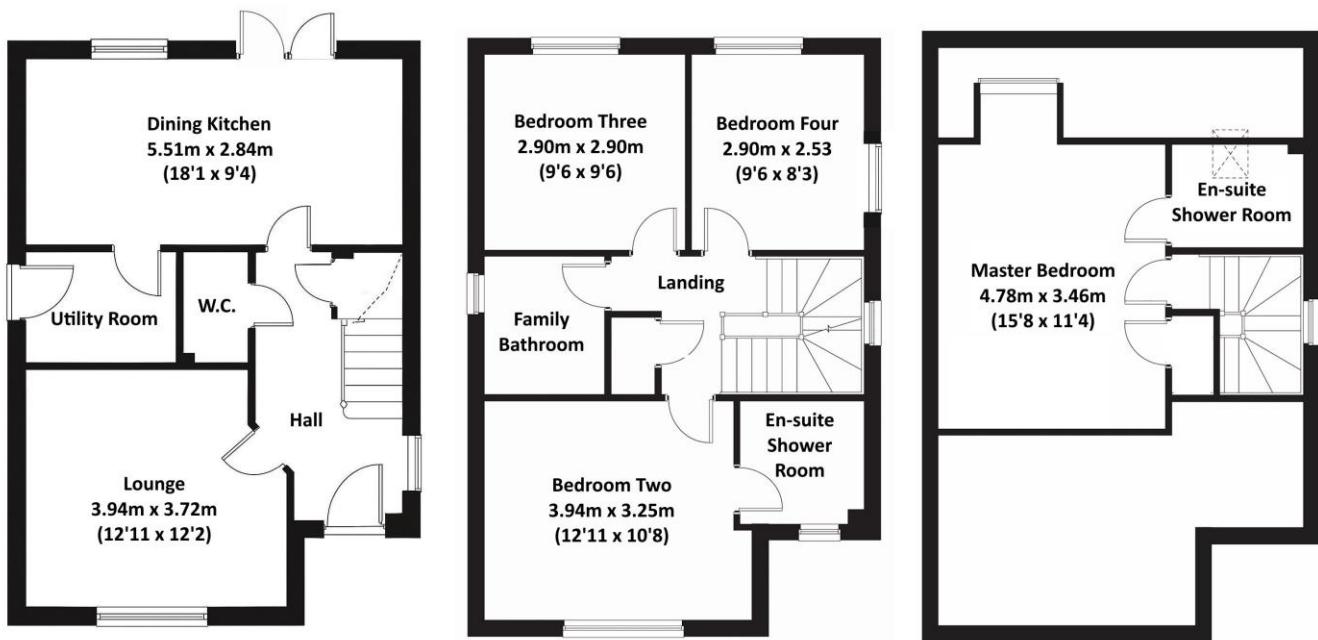
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band E.

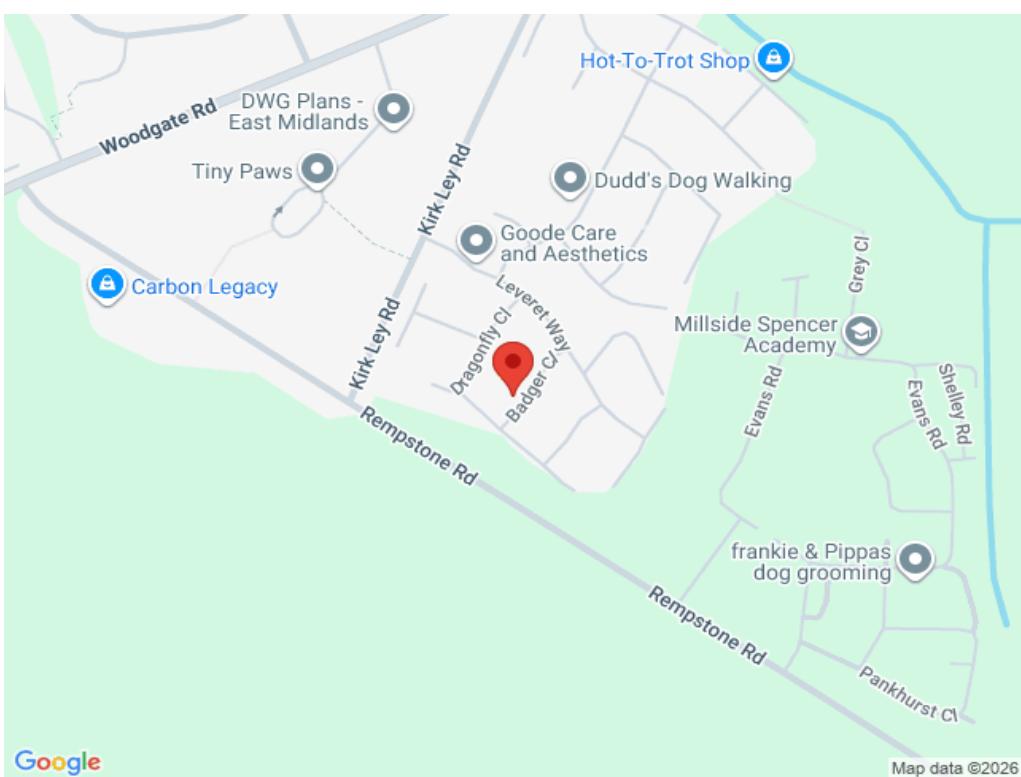
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed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





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