



Cinnabar Way, East Leake



£295,000

- FOUR BEDROOM SEMI
- APPROX 1,242 SQUARE FEET
- EN-SUITE MASTER BEDROOM
- DECEPTIVE ACCOMMODATION
- RECENT REDECORATION
- FULL WIDTH LOUNGE
- FREEHOLD
- EPC rating B



 **NEWTON
FALLOWELL**



 **NEWTON
FALLOWELL**



 **NEWTON
FALLOWELL**

This deceptively spacious four bedroom three storey semi detached home boasts an overall area of approximately 1,242 square feet with the whole of the top floor dedicated to the main bedroom and en-suite. The length of this room approaches seven metres and five metres maximum measurement at its widest point. The location is proved to be a popular one with proximity to the new Millside Spencer Academy school which by all accounts has a very good reputation.

Ideal for the family purchaser, initially on entry, the hallway has attractive bevelled edge laminate flooring and a ground floor WC which discreetly houses the modern electric circuit breaker and there is also a useful under stairs cupboard.

The lounge impressively spans the full width of the property and the flooring continues through from the hall, double glazed double doors allow access out on to the patio and there is also a rear elevation window making for a light and airy space.

The kitchen diner is at the front of the property and is split in to two distinct sections, to the kitchen area is plumbing for both washing machine and dishwasher, built in four ring gas hob with electric oven beneath. To the dining section space for a fridge freezer and there are plenty of storage units at base and eye level, one of which discreetly houses the Ideal Logic combination gas central heating boiler.



At first floor, there are three bedrooms, the second of which has a rear elevation window with a view over the garden with trees screening for privacy. The second double bedroom is to the front and special reference should be made to the floorplan to fully appreciate the size of these rooms. Bedroom four easily accommodates a single bed, desk and wardrobe. The main family bathroom has an electric shower over the bath, low level WC and wash hand basin and a ladder design centrally heated towel rail.

The master bedroom is at second floor and has very impressive proportions spanning the full width of the property with front elevation Dorma and to the rear of the room a Velux. The en-suite has a shower cubicle with mains shower within and its own Velux roof light.

To the outside, at the front, a side by side parking arrangement allowing two vehicles whilst at the rear there is an 'L' shaped paved patio area and a rectangular section of lawn with blue slate chippings to the left. The garden is fully enclosed by timber fencing surrounded by trees with no houses overlooking giving privacy.

The property has benefitted from recent redecoration and early viewing is recommended. The property is in both Millside Spencer Academy and Brookside Primary school along with East Leake Academy secondary school.

To find the property, from East Leake village centre proceed along Main Street, at the roundabout bear left on to Sheepwash Way taking the first turning on the right in to Cinnabar Way, the property is on the right hand side identified by the agent's 'For Sale' board.



HALL

LOUNGE 5.05m x 3.14m (16'7" x 10'4")

KITCHEN DINER 4.7m x 2.9m (15'5" x 9'6")

GROUND FLOOR WC 1.59m x 0.82m (5'2" x 2'8")

BEDROOM TWO 4.14m x 2.9m (13'7" x 9'6")

BEDROOM THREE 3.7m x 2.9m (12'1" x 9'6")

BEDROOM FOUR 3.21m x 2.05m (10'6" x 6'8")

BATHROOM 2.05m x 1.59m (6'8" x 5'2")

SECOND FLOOR MASTER BEDROOM 6.92m x 5.08m (MAX) (22'8" x 16'8")

EN-SUITE 2.12m x 2.05m (7'0" x 6'8")





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. Annual estate charges currently £261 per annum.

DISCLAIMER

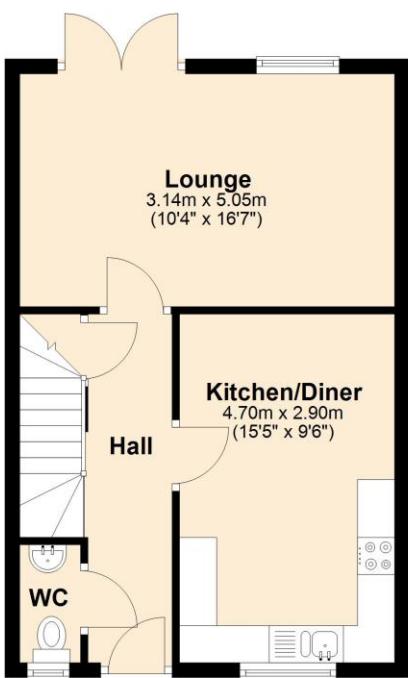
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

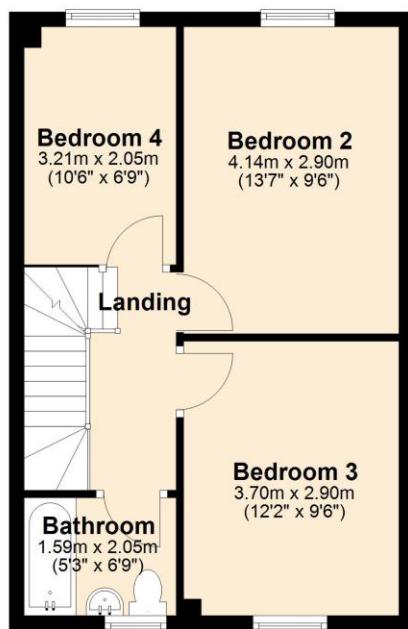
Ground Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



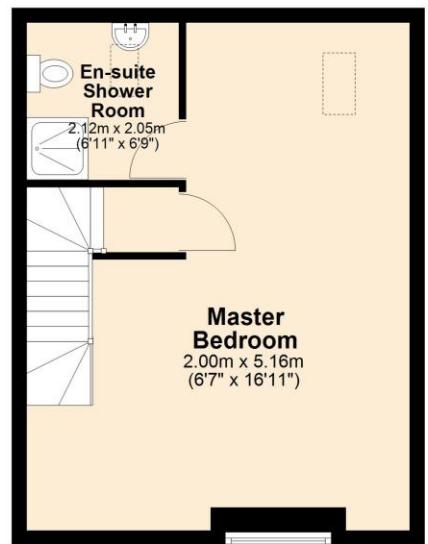
First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



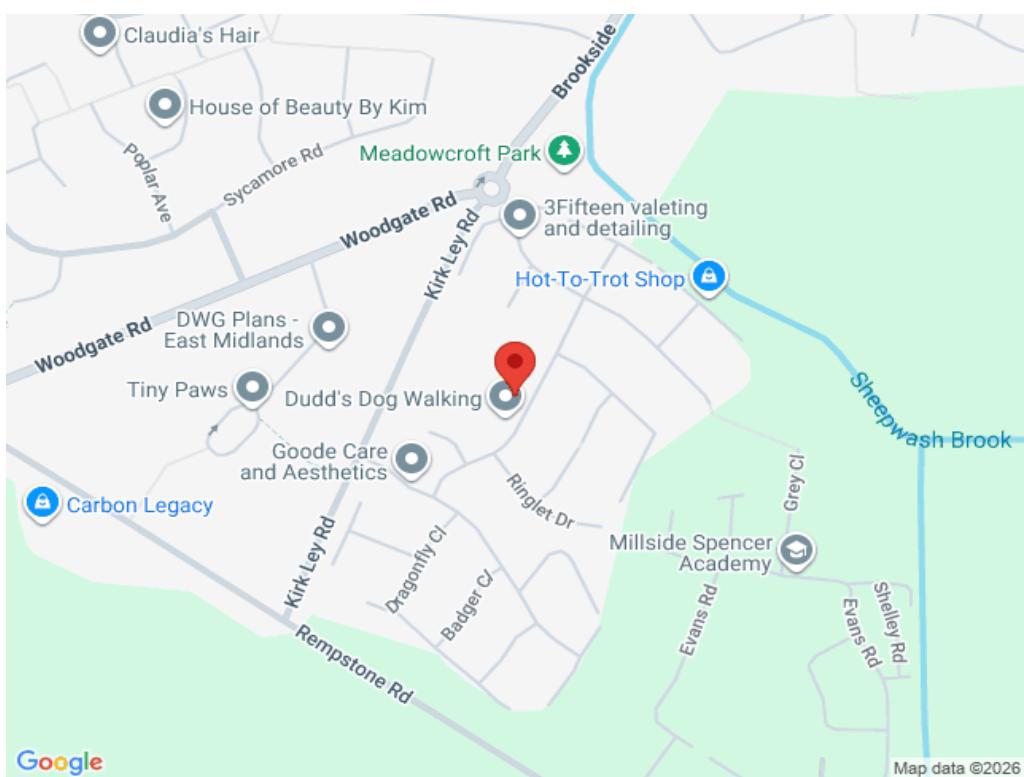
Second Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 115.5 sq. metres (1243.7 sq. feet)





Newton Fallowell Loughborough

01509 611119
loughborough@newtonfallowell.co.uk