Superior Homes

Royston & Lund



4 Falcon Way

East Leake | LE12 6YF

£650,000



Offered with no onward chain Royston and Lund are delighted to bring to the market this stunning, double-fronted, one-of-a-kind five-bedroom detached family residence, set in the ever-desirable village of East Leake. Situated a stone's throw away from highly regarded local schools, it is also just a short drive from the numerous amenities East Leake has to offer, including local shops, pubs, restaurants, and cafes. Not to mention, it has excellent transport links to the surrounding villages and into Loughborough or Nottingham. This property would be the perfect fit for a growing family.

This property has been meticulously designed and thoughtfully planned to cater to all needs, showcasing high-end fixtures and fittings whilst being finished to a remarkable standard.

In brief, as you enter the property, you are greeted by a spacious hallway that leads into the main living room, separate study and office, kitchen diner, downstairs WC, and staircase leading to the first floor. The living room is generously sized and benefits from a square front-aspect bay window, flooding the room with natural light, complemented by a stylish remote-controlled fireplace. Off the living room, through French doors, you enter the extended dining room, which impresses with a glass roof lantern and full-width bifold doors leading to the rear garden, creating a seamless connection to the outdoors. On either side of the French doors, the dining area features recessed cupboards offering floor-to-ceiling glassware storage.









- One Of A Kind Five Bedroom Detached Family Residence
- No Onward Chain
- High End Fixtures And Fittings And Top Of The Range Integrated Appliances
- Downstairs WC, Two Ensuites And A Family Bathroom
- Ample Off Street Parking For Four Vehicles
- Gloriously Extended Providing an Open Plan Feel To The Ground Floor
- Full Ring Security Throughout
- Converted Double Garage To A Private OffIce And Snug Along With Handy Utility
- Decking Area With Outdoor Kitchen Making Alfresco Dining And Summer Seating A Joy
- Close By To Numerous Amenities, Catchment Area For Well Regarded Shcools And Excellent Transport Links






DJ BUBBLEGUM
BIG SIS

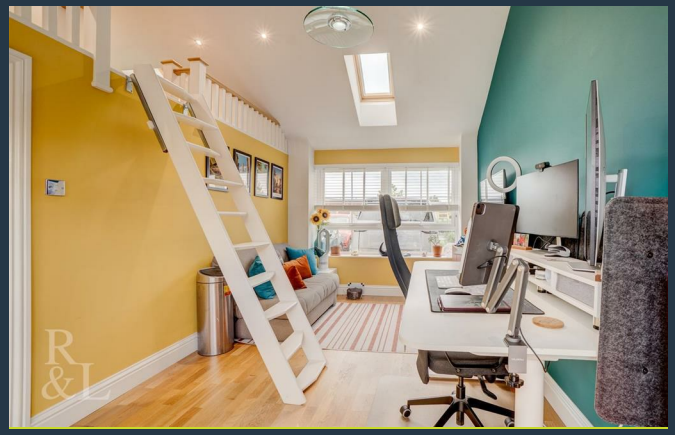




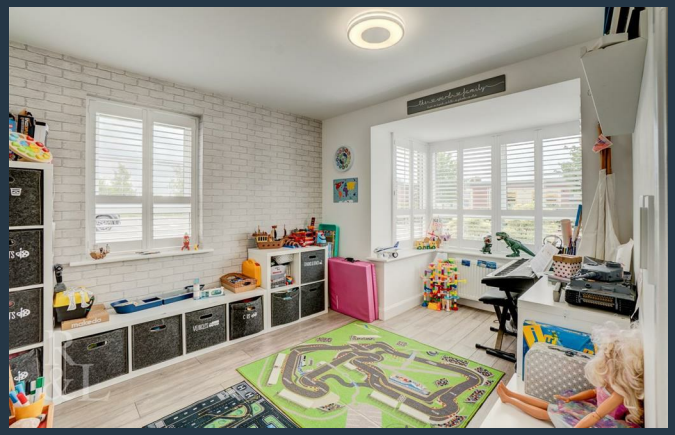


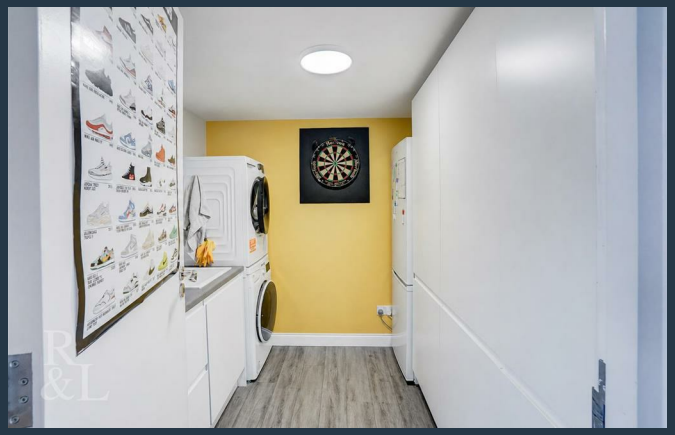
















The kitchen breakfast room fluidly connects to the extension through a further opening, giving the rear aspect of the ground floor an open-plan feel. The kitchen offers high-quality base and wall units, along with an island that houses top-quality integrated appliances, including an eye-level double oven, touch-screen induction hob with ceiling-mounted extractor, and wine cooler fridge within the island. There is also a built-in dishwasher, instant boiling water tap system, and under-wall-unit space to accommodate an American-style fridge freezer. The ground floor is completed with the convenience of under-stair shoe storage via push-to-open cupboards.

To the first floor, there are four well-proportioned bedrooms. The main double bedroom features a modern tiled en-suite shower room. Bedrooms two and three and four also benefit from built-in wardrobes. All first-floor bedrooms have access to a separate family bathroom consisting of a bath with shower overhead, along with a wash basin and WC.

The second floor continues to impress with a further beautifully presented master bedroom, which features full mirrored cupboards, a remote-controlled pop-up TV, and an immaculate tiled four-piece suite bathroom consisting of a separate bath recessed into the bay window, walk-in shower, twin vanity wash basin, and low-level WC.

To the front of the property, there is ample off-street parking via a double driveway and half garage, accommodating a total of four vehicles, with the addition of an EV charging port.

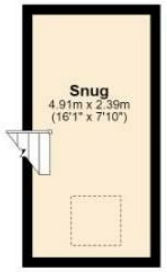
To the rear, there is a low-maintenance garden, beginning with a patio/pathway from the bifold doors of the extension, which leads onto artificial grass bordered at the back with flower beds. At the rear aspect of the garden, there is a decking area providing the perfect space for summer seating and/or alfresco dining, with the addition of an outdoor kitchen housing base units with cupboards and an inlet for a BBQ.

A further standout feature of this property is the converted double garage, which has been completely reconstructed to create a separate outhouse comprising an office space, separate utility room, and mezzanine snug area with double skylights.

First Floor

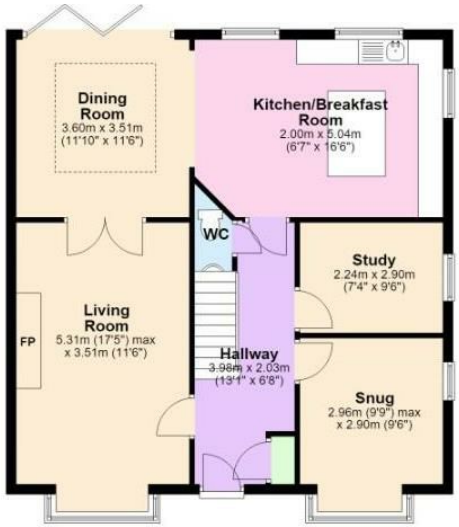
Approx. 76.1 sq. metres (819.2 sq. feet)

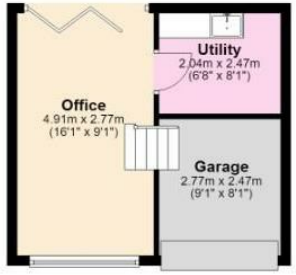




Ground Floor

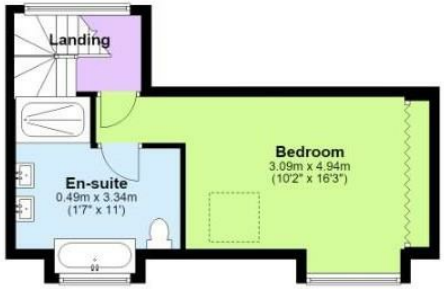
Approx. 105.2 sq. metres (1132.0 sq. feet)





Second Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 213.1 sq. metres (2293.9 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

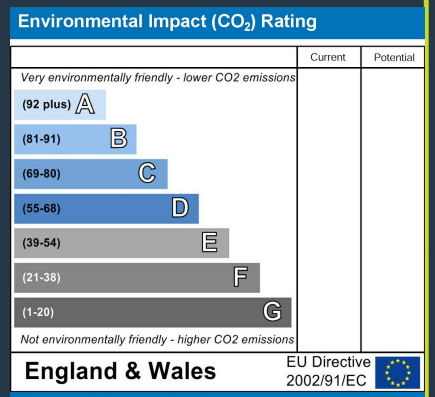
Tel: 0115 9811888

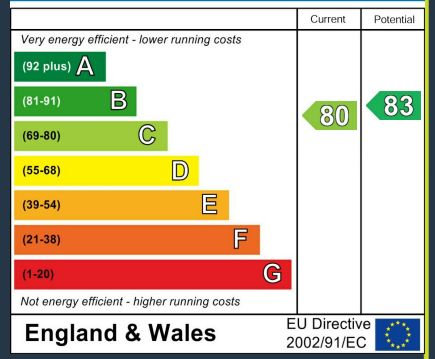
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





ROYSTON & LUND