

SUPERIOR HOMES

ROYSTON & LUND



49 Sheepwash Way

East Leake | LE12 6WG

£435,000

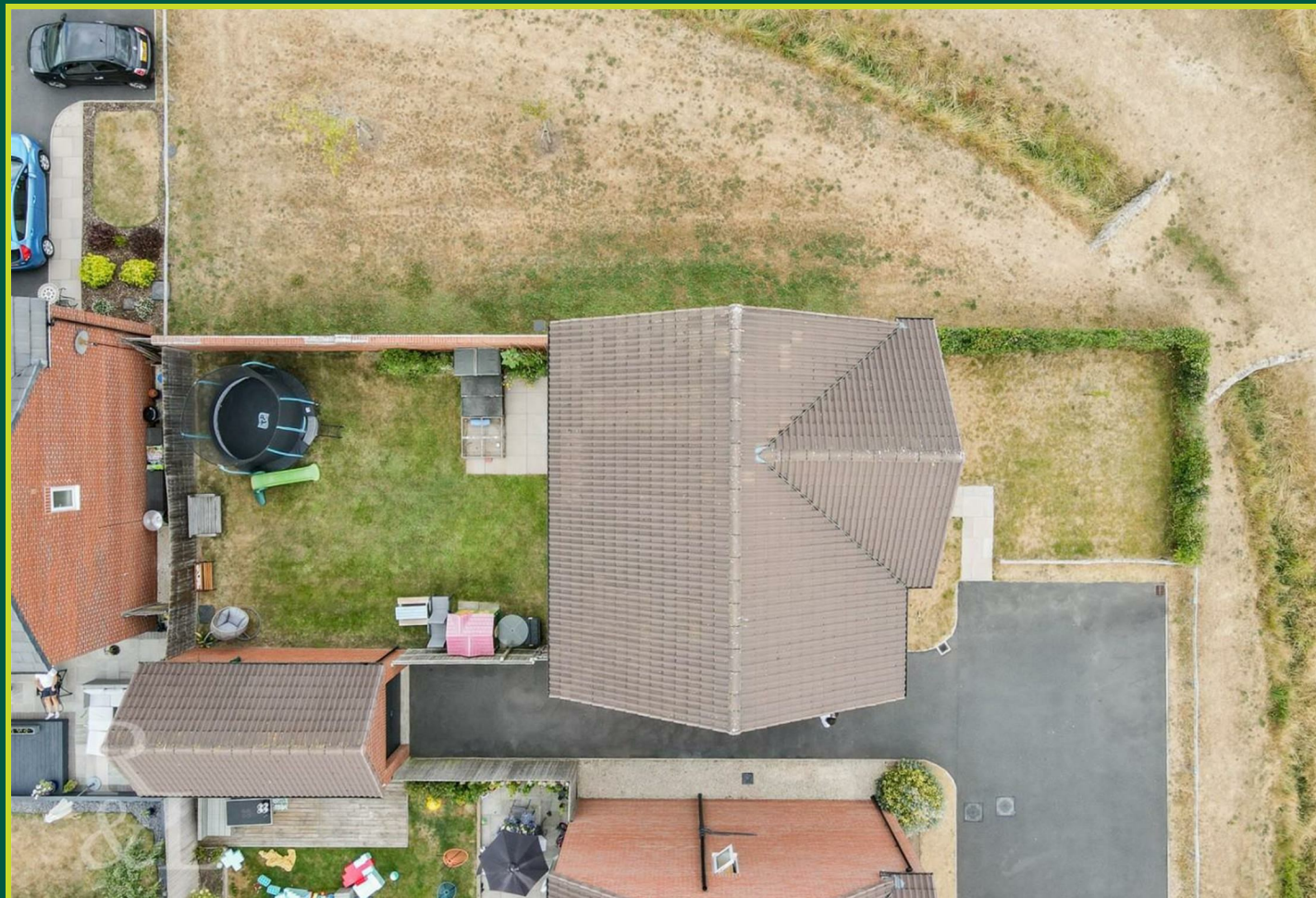
Countryside Views

Royston and Lund are delighted to bring to the market this four/five-bedroom detached property in East Leake. Positioned at the end of the estate, the property enjoys countryside views overlooking greenbelt land, along with ample off-street parking for several cars and a spacious internal layout. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen/diner, playroom/dining room, ground floor WC and staircase to the first floor. The living room is a generous size and benefits from dual-aspect windows overlooking the greenbelt land. The kitchen/dining room is undoubtedly the heart of the home and benefits from high-quality base and wall units that house integrated appliances such as an oven, hob and extractor hood, along with more than enough room to accommodate additional freestanding white goods. The adjoining dining area offers more than enough space for family and friends, whilst granting access to the rear garden through French doors. Off the kitchen is a useful utility room. The ground floor is completed by a downstairs WC and play room/ dining room.

To the first floor there are four well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room and built-in wardrobes. Bedrooms two, three and four are all served by an additional three-piece family bathroom. There is an office on the first floor which could also be used as a fifth bedroom.

To the front of the property there is ample off-street parking, with two spaces directly to the front and a double tandem driveway leading to a detached garage. To the rear there is a low-maintenance garden with a patio area providing space for summer seating, along with a generous lawn beyond. The garden is fully enclosed by brick walls and fenced boundaries.





- Four/Five Bedroom Family Home
- Detached
- Countryside Views
- Ample Off Street Parking
- Immaculately Presented Throughout
- Ground Floor WC
- Ensuite And Family Bathroom
- Close By To Numerous Amenities
- Excellent Transport Links
- Walking Distance To Millside Spencer Academy And Nursery







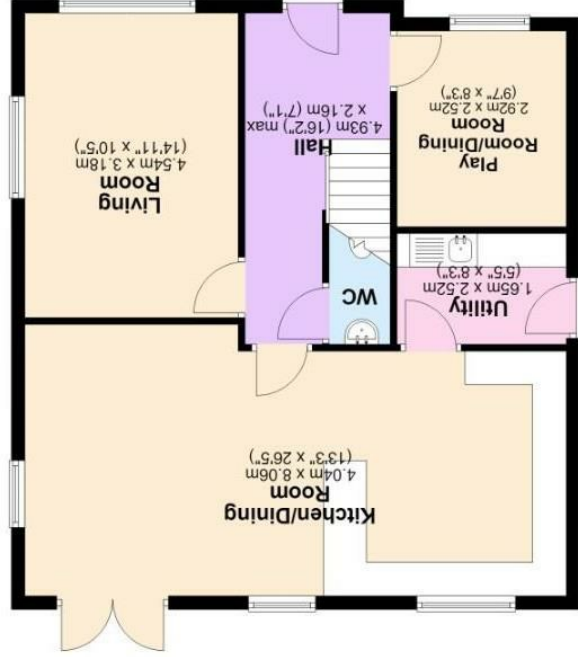




East Leake is a thriving and highly sought-after village in the Rushcliffe borough of Nottinghamshire, offering an excellent balance of village charm and modern convenience. Ideally positioned between Nottingham and Loughborough, the village benefits from excellent transport links, highly regarded schools, a wide range of local amenities, and beautiful surrounding countryside. Residents enjoy independent shops, cafés, pubs, a Co-op supermarket, healthcare facilities, a leisure centre with swimming pool, and numerous parks and walking routes, making East Leake a popular choice for families, professionals, and commuters alike.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
England & Wales		
Very environmentally friendly - lower CO ₂ emissions		
Not environmentally friendly - higher CO ₂ emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Potential	Current	
Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Potential	Current	
EPC		
85		
93		



Total area: approx. 151.9 sq. metres (1635.1 sq. feet)