



## 29 Sheepwash Way, East Leake - LE12 6WG

£330,000 Freehold

**Ideal Family Home · Feature Landscaped garden · External Garden room/ Office · Enlarged Parking Area ( for 3/4 Vehicles ) · Electric Car Charging Point · Modern kitchen with integrated appliances · Enlarged Utility · Additional Family Room · Proximity to Millside Spencer Academy · Nicely Presented throughout**

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

**Hallway**

**Lounge**

15' 11" x 10' 10" (4.86m x 3.31m)

**Kitchen / diner**

17' 11" x 9' 11" (5.47m x 3.03m)

**Utility Room**

9' 3" x 4' 9" (2.83m x 1.46m)

**Play Room**

9' 2" x 8' 11" (2.80m x 2.71m)

**Wc**

**Master Bedroom**

10' 8" x 10' 3" (3.24m x 3.13m)

**En-suite**

5' 9" x 4' 9" (1.75m x 1.45m)

**Bedroom 2**

11' 11" x 9' 1" (3.63m x 2.77m)

**Bedroom 3**

9' 7" x 9' 1" (2.91m x 2.77m)

**Bedroom 4**

9' 7" x 6' 9" (2.91m x 2.07m)

**Bathroom**



 **NEWTON**



 **NEWTON**  
**FALLO**



 **NEWTON**  
**FALLO**



**NEWTON  
FALLOWELL**

An immaculate Four-Bedroom Detached Rosebury by Persimmon, Featuring Home Office and Enhanced Garden in the sought-after village of East Leake – a superbly enhanced Rosebury design.

The property enjoys an impressive frontage, with an enlarged driveway providing off-road parking for three, if not four, vehicles with an electric vehicle charging point. The rear garden has been professionally landscaped, featuring a raised patio that leads gently down to a lower paved seating area – a timber shed and a stylish garden room, which is heated, and equipped with sockets, making it an ideal home office for remote working.

Upon entering you are greeted by a neutrally presented lounge, double doors flow seamlessly through to the well-lit kitchen diner, which faces east – ensuring a bright dining area each morning. The kitchen is equipped with an integrated four-ring gas hob, double oven with grill, wine cooler, and plumbing for a dishwasher. There is a comprehensive range of storage units at both base and eye level. A hot Quooker tap is a further convenience. The enlarged adjacent utility room discreetly houses the Ideal combination gas boiler, with plumbing for a washing machine and space for a tumble dryer, plus access to a ground floor WC.

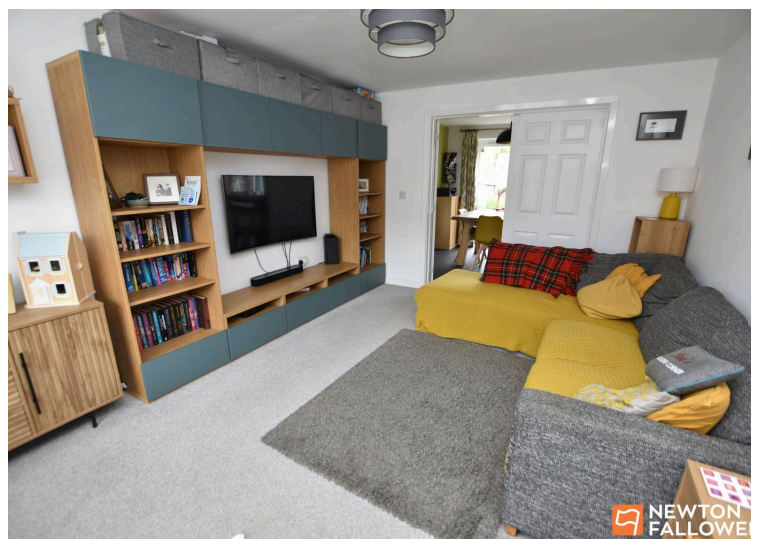
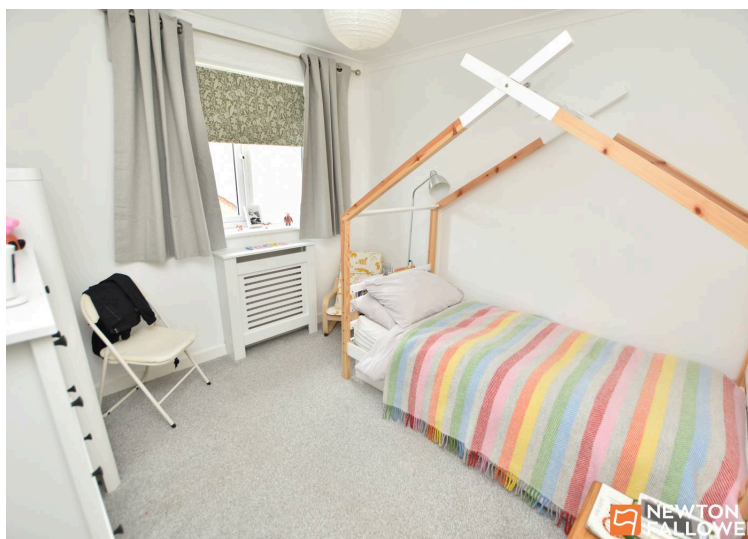
A notable enhancement is the conversion of the garage, now providing a versatile playroom with recessed LED lighting, a double-glazed window to the side, and a vertical designer radiator. This space is flexible and could be tailored to suit your family's needs.

The spacious landing offers a generous storage cupboard with shelving and loft access. The master bedroom, positioned at the front, benefits from a wardrobe recess, over-stairs cupboard, decorative panelling, and a well-appointed en suite with a mains shower in the cubicle.

Bedroom two also faces the front, while bedrooms three and four overlook the landscaped rear garden and are equally well-proportioned with accent wallpaper and plenty of space for furnishings. The family bathroom is striking, featuring large blue-glazed tiles, wash basin, and a bath with both a rain head and handheld shower for convenience.

Situated within close proximity to a primary school, this property is perfectly positioned for families. The well-presented interiors, flexible living spaces, and work-from-home potential make this an appealing choice for modern family purchasers.

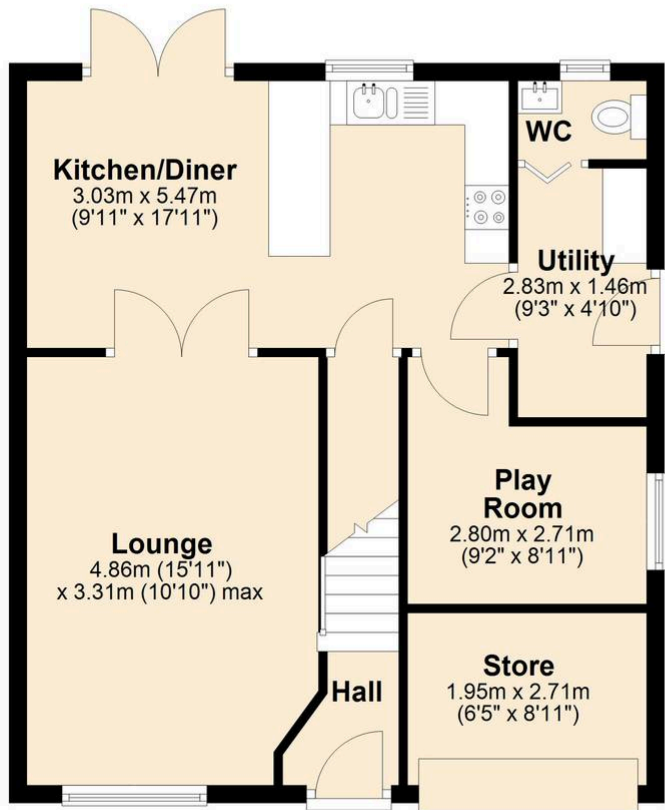






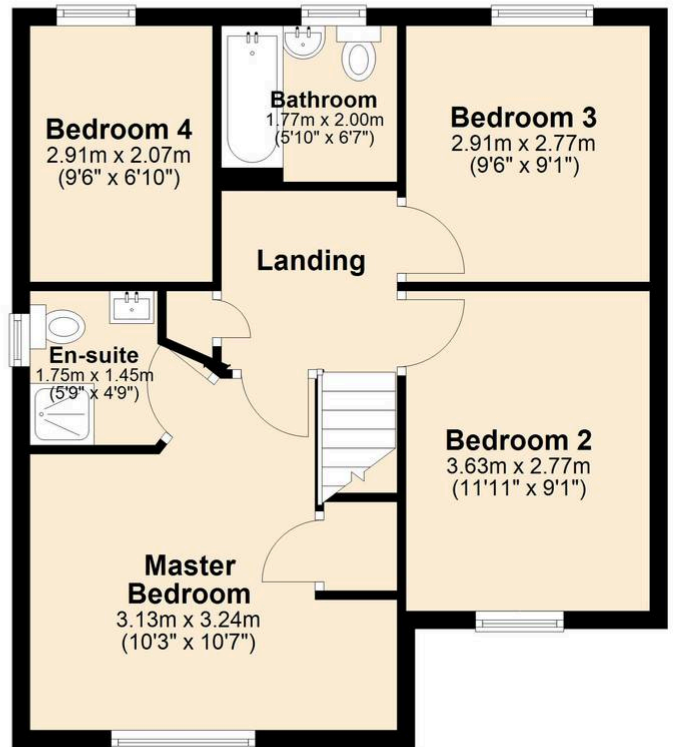
## Ground Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



## First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 108.5 sq. metres (1168.0 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.