Leake Road

Gotham, Nottingham, NG11 0JN

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Offers In Excess Of £250,000

A beautifully presented and tranquil home, tastefully and sympathetically modernised throughout, combining stylish interiors with luxurious fixtures and fittings. Featuring a generous, private rear garden, this charming property offers potential to extend (subject to planning permission). Being sold with no onward chain.

A beautifully presented and tranquil home, tastefully and sympathetically modernised throughout, combining stylish interiors with luxurious fixtures and fittings. Featuring bespoke shutters, elegant column radiators and a generous, private rear garden, this charming property also offers potential to extend (subject to planning permission). Offered to the market with no onward chain, it would make an ideal home for first-time buyers, professional couples, small families or those looking to downsize.

Situated in the popular village of Gotham, the property is conveniently positioned for a range of local amenities, including St Lawrence Church, Gotham Primary School, traditional pubs and restaurants, and local convenience stores. The village is surrounded by an abundance of green spaces, offering lovely opportunities for walking and cycling in the nearby countryside. The neighbouring village of East Leake, approximately 3.5 miles away, provides a wider range of amenities, including secondary schools, leisure facilities, restaurants, independent shops and boutiques. Public transport is well catered for, with regular bus services, while commuter links to the M1, M42 and A453 are excellent. East Midlands Parkway, offering rail connections to London and beyond, is approximately a 10-minute drive away, with East Midlands Airport also conveniently located around 15 minutes away by car.

The accommodation briefly comprises: two double bedrooms, a luxurious shower/wet room with twin washbasins, ground-floor WC, living room, separate dining room and a modern fitted kitchen.

Outside, the property benefits from a particularly generous, low-maintenance and private rear garden, predominantly laid to lawn, with an attractive paved patio providing an ideal space for outdoor dining and relaxation. There is also the added benefit of a useful outdoor storage room. On-street parking is readily available for both residents and visitors.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
AI staging may have been used in some images.
Property construction: Standard
Parking: On street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.gov.uk/check-long-term-flood-risk
Our Ref: JGA/06112026

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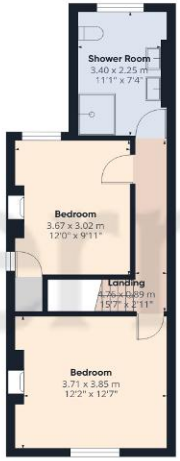

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Ground Floor





Floor 1

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Approximate total area(1)

87.3 m²

939 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

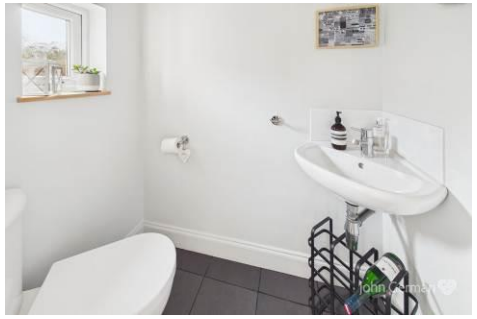
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Agents' Notes

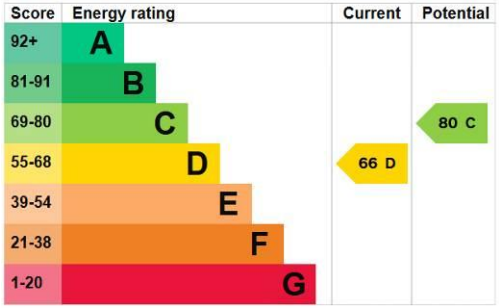
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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