



## Cinnabar Way,

East Leake, Leicestershire, LE12 6WN

£369,995



**NEWTON**FALLOWELL 

**HARTLEYS**   
Part of the **NEWTON**FALLOWELL  Group



This larger than average upgraded detached family home features large rooms with four double bedrooms, a landscaped garden and upgrades which include wood effect flooring and quartz kitchen work surfaces. A Charles Church built property approximately two years old, the home sits towards the edge of the development with countryside walks nearby and just a short stroll away from the village centre shops. Enter through the hall with ground floor wc and into the lounge with separate family room/study and an impressive full width 25ft living dining kitchen with doors out in to the garden ideal for summer entertaining. There are four double bedrooms, the master with en-suite shower room and a four piece family bathroom. The property has a drive for three cars leading to a detached single garage whilst the landscaped rear lawn garden enjoys a quality large porcelain patio with sleeper borders, shrubs, flowers and provision for a hot tub.

### ACCOMMODATION

Composite double glazed front entrance door leading to the entrance hallway.

### HALL

With quality wood effect flooring, security alarm control panel, electricity consumer unit, radiator and staircase to the first floor.

### GROUND FLOOR WC

With a white two piece suite comprising of low level wc and pedestal wash hand basin with tiled splashbacks. Quality wood effect flooring, radiator and extractor fan.

### LOUNGE

18'10 x 12'1 (5.74m x 3.68m)



A generous and tastefully finished living space with contemporary wall covering, TV aerial and Virgin Media point, radiator, Intelligent light switch with WiFi connectivity enabling voice activated devices to operate and a uPVC double glazed window.

### LIVING DINING KITCHEN

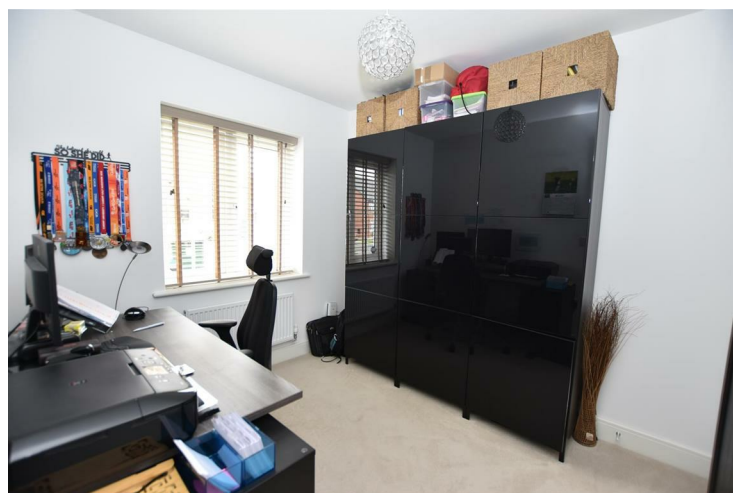
25'3 x 8'9 (7.70m x 2.67m)



A bright and airy stylishly finished full width family space with room for a dining table and/or sofa arrangement and with two sets of uPVC double glazed French doors leading out in to the garden ideal for summer entertaining. The kitchen has been upgraded from new to include quartz work surfaces and quality wood effect flooring. Featuring a matching range of base, drawers and eye level units with integrated appliances including fridge, freezer, dishwasher, stainless steel electric oven, four ring gas hob and extractor. Plumbing for automatic washing machine, ceiling spotlights, radiator, concealed 'Ideal' combination gas central boiler and uPVC double glazed window.

### STUDY/PLAYROOM

10'0 x 8'2 (3.05m x 2.49m)



A particularly versatile second reception room with under stairs storage cupboard, radiator and uPVC double glazed window.

### FIRST FLOOR LANDING

A generous landing space with balustrade, uPVC double glazed window, ceiling spotlights, loft access and airing cupboard.

### MASTER BEDROOM

12'9 max x 12'0 (3.89m max x 3.66m)



A generous double bedroom tastefully finished with contemporary wall covering, uPVC double glazed window enjoying rooftop and far distant views, radiator and door to:-

### EN-SUITE SHOWER ROOM

With a quality Sottini white and chrome three piece suite comprising oversized shower enclosure with upgraded mixer shower having a rain style shower head and separate attachment, low level wc, pedestal wash hand basin with half height and fully tiled walls. Wood effect vinyl flooring, shaver point, extractor fan, heated towel radiator and uPVC double glazed window.

### BEDROOM TWO

14'6 x 9'0 (4.42m x 2.74m)



A second double size bedroom overlooking the rear garden with uPVC double glazed window and radiator.

### BEDROOM THREE

10'6 x 9'0 (3.20m x 2.74m)



A third double size bedroom currently utilised as a home office, overlooking the rear garden with uPVC double glazed window, feature wall and contemporary wall covering and radiator.

### BEDROOM FOUR

10'2 x 8'9 (3.10m x 2.67m)



A fourth double bedroom presently used as a dressing room with uPVC double glazed window and radiator.



## FAMILY BATHROOM



With a quality white and chrome Sottini four piece suite comprising panelled bath, low level wc, pedestal wash hand basin and oversized shower enclosure with upgraded Mira electric shower with half height and fully tiled walls. Wood effect vinyl flooring, heated towel radiator, extractor fan and uPVC double glazed window.

## OUTSIDE



The property occupies this modern development approximately two years old nestled on the edge of the village and just a short walk away from shops and amenities and countryside walks around the corner. The attractive frontage sees a well planted front lawned garden, storm porch and light covering the main entrance door and a side three car driveway leading to a detached brick built pitched roof single garage with up and over door, electric light and power. Gated access to the side leads around to an impressive and recently landscaped family size garden, laid to lawn with a large quality porcelain patio, surrounding borders and shrubs, a lower patio area complete with separate power source for a hot tub etc, side storage and garden tap.



## TO FIND THE PROPERTY

From East Leake village centre proceed along Main Street on to Brookside, passing the church and continuing to the roundabout where you should take the first turning left in to Sheepwash Way where at the cross junction you should turn right into Cinnabar Way where the property is situated at the far end of the road on the right hand side as identified by the agents 'For Sale' board.

## SERVICES, TENURE AND COUNCIL TAX

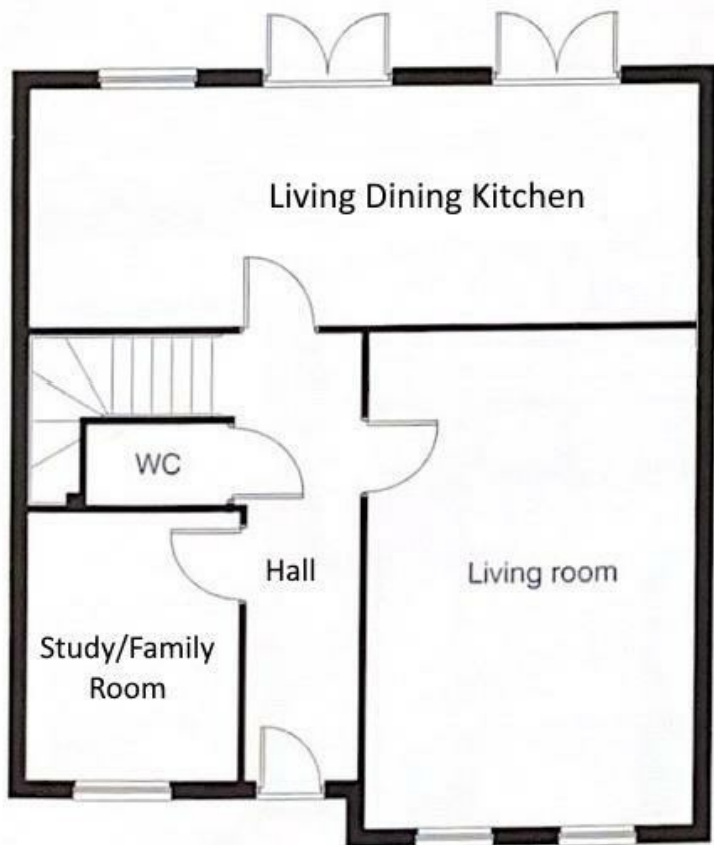
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band E.

## 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.

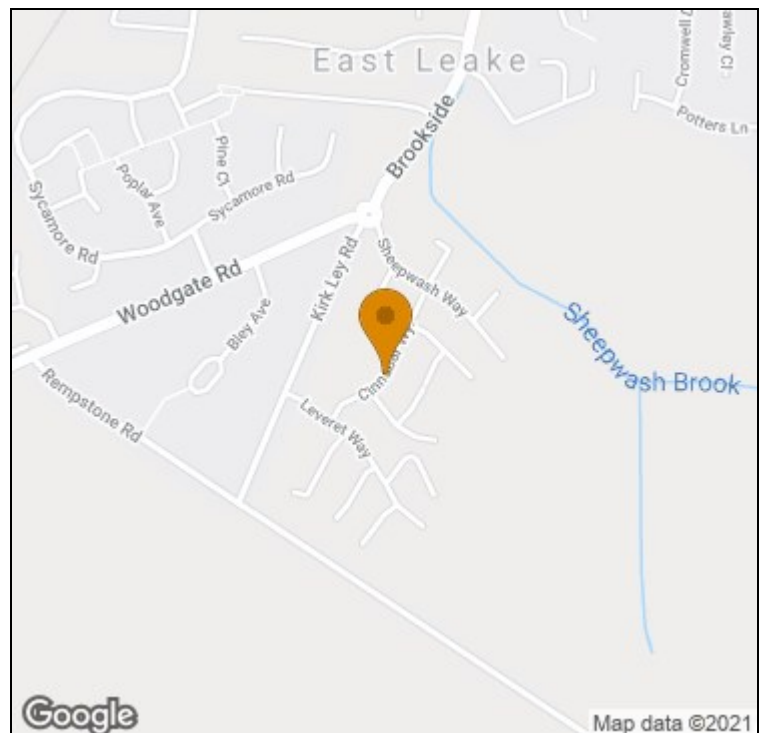
## DISCLAIMER

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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