



Elm Avenue,
East Leake, Leicestershire, LE12 6QJ
£143,000



The original design of this three bedroom semi detached house has been adapted to create a spacious combined kitchen diner which spans in excess of 21 ft and has refitted contemporary units in grey along with integrated fridge freezer, oven and hob. Other contemporary touches include brushed metal light switches and electrical sockets and there is a replacement Viessman boiler situated in the store room (the boiler is not reflected in the EPC). The accommodation in brief comprises of hall, lounge, kitchen diner, separate utility and ground floor wc, three bedrooms and bathroom. Outside there is a low maintenance fore garden and a driveway to the front and side and garage at the rear. The rear garden has a central lawn section and is private and not overlooked from beyond. Ideal first purchase, suit young family with proximity to schools and easy waslking distance of village centre amenities.

ACCOMMODATION

Initially there is a glazed entrance porch with partially tiled floor and glazed internal door through to the hall.

HALL



The hall gives the first indication of the cotemporary theme within the property whereby there is brushed metal light switches and electrical socket, brick patterned wallpaper to the side of the stairs with modern radiator opposite. Under stairs storage cupboard. Internal doors through to the kitchen and lounge.

LOUNGE

13'11 x 12'1 (4.24m x 3.68m)



Well proportioned the lounge has a rear elevation uPVC double

glazed window, large modern radiator, decorative fireplace with tiled hearth and matching back. Neutral wall decoration, TV and cable connections and opening through to:-

KITCHEN DINER

21'0 x 8'9 (6.40m x 2.67m)



The design of the property has been open to interpretation and there are many different designs, the kitchen and dining room here have been combined into one space measuring an impressive 21ft. Having been refitted with contemporary base and eye level units in a polished grey finish with brushed metal handles, integrated fridge freezer next to the larder cupboard, four ring electric hob with oven beneath and stainless steel sink unit with mixer tap over with uPVC double glazed window above. Wood pattern vinyl flooring that continues through to the dining area and here there is a further uPVC double glazed window, the room faces due west and benefits from a good deal of sunshine in the afternoon. Modern radiator with temperature control, door through to the hall and separate door to the utility room.



UTILITY

The utility area is a practical space with roll top work surface with plumbing for washing machine, concrete, floor, uPVC double glazed side access door with matching fixed panel adjacent and timber latch door to:-

STORE ROOM

Housing the replaced Viessman combination gas central heating boiler.

GROUND FLOOR WC

Consisting of a low level wc, single radiator with temperature control, single glazed metal framed window and cupboard.

FIRST FLOOR LANDING

Stairs lead from the hall to the first floor landing with side elevation uPVC double glazed window, brushed metal double electrical socket and light switch. Roof space access hatch.

BEDROOM ONE

12'2 x 10'4 (3.71m x 3.15m)



The second measurement is taken to the front of the wardrobe whereby there are two cupboard spaces (see floorplan), a front uPVC double glazed window, radiator beneath with temperature control.

BEDROOM TWO

13'6 x 8'9 (4.11m x 2.67m)



The second double bedroom is impressive in size and has a built in single wardrobe with rail and shelving, rear elevation uPVC double glazed window with a view over the garden and radiator with temperature control beneath.

BEDROOM THREE

9'2 x 8'7 (2.79m x 2.62m)



Plinth shelving over the stairs recess, front elevation uPVC double glazed window with radiator beneath with temperature control.

BATHROOM



The bathroom comprises of a panelled bath with electric shower over, pedestal wash hand basin and corner positioned wc with dual flush capability. Full tiling to walls, ladder design centrally heated towel rail, rear elevation obscure glass uPVC double glazed window and exposed wooden floor.

OUTSIDE



those mentioned are to be agreed with the seller by separate negotiation.

To the front the paved driveway allows off road car parking. Timber gates lead to the side where there is further parking and this leads to a detached garage. The fore garden is low maintenance with raised rockery and coloured stone, timber picked fencing fronts the pavement.

At the rear is a full width paved patio, raised shrubbery with rectangular shaped lawn section. The garden is fully enclosed by timber fencing, the aforementioned garage with up and over door is provided with power and light and to the left of this area is a further area of paving. The garden is private and not overlooked from beyond.

TO FIND THE PROPERTY

From our office on Main Street in East Leake village centre proceed on Gotham Road, at the roundabout continue straight on and at the second roundabout take the right turning and then the first turning on the right into Elm Avenue where the property is situated 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 A.

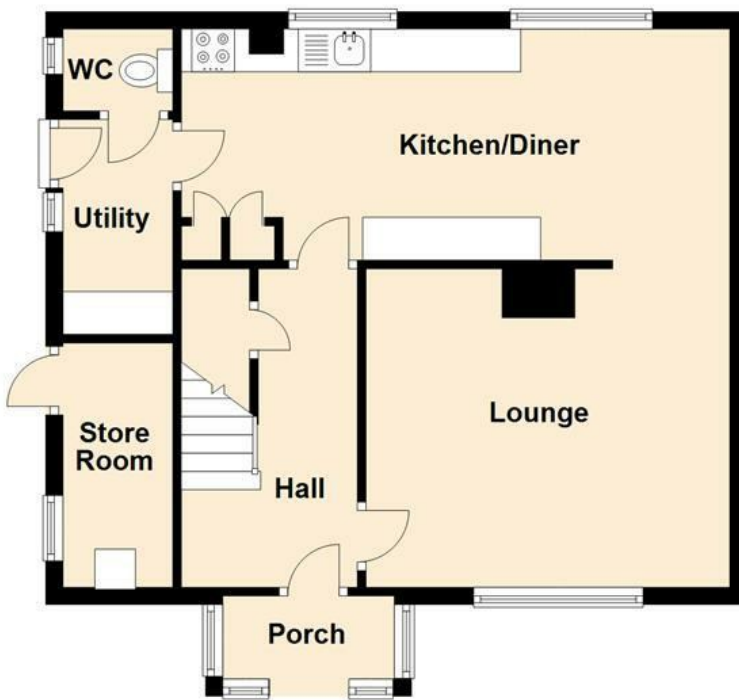
REFERRALS

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

Ground Floor

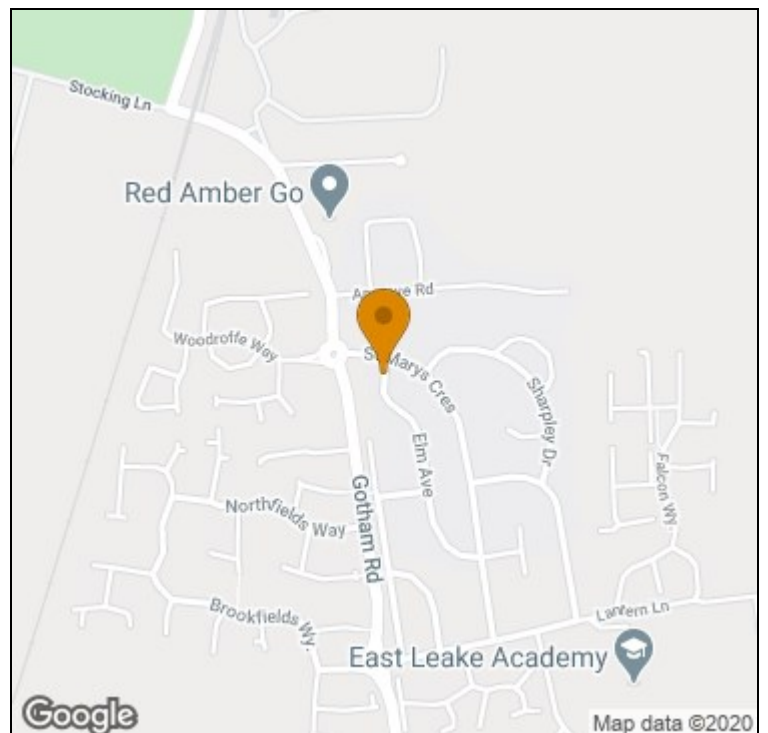


First Floor



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

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



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