Potters Lane,

East Leake, Leicestershire, LE12 6NQ

£250,000

NEWTONFALLOWELL

HARTLEYS

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An extremely rare and exiting chance to remodel, refurbish and restyle this 1960's detached family home and the first time the property has been for sale since the 1970's. Occupying a corner plot position with potential for extension subject to necessary planning, the property is for sale with no chain and with the village centre shops and Brookside primary school just a short walk away, we are expecting high levels of early interest. The property offers uPVC double glazing, gas central heating with a Worcester combination boiler and in brief comprises:- Generous hall, ground floor wc, full length lounge, separate dining room, dining kitchen, first floor landing, four bedrooms, three of which are double and a family bathroom. To the outside there are gardens to the front, side and rear, two car driveway, integral single garage and side pitch roof car port.

ACCOMMODATION
Timber panelled single glazed side entrance door leading to a generous hallway.

HALL
11'5 x 10'1 (3.48m x 3.07m)

A generous entrance to the property with stair case to the first floor, radiator, coved ceiling and timber framed single glazed window.

GROUND FLOOR WC
With a white two piece suite comprising low level wc and vanity style wash hand basin, radiator, vinyl flooring and uPVC double glazed window.

LOUNGE
20'3 x 11'7 max narrowing to 10'5 (6.17m x 3.53m max narrowing to 3.18m)

A full length living space with aluminium framed double glazed sliding patio doors leading out into the garden, living flame effect gas fire with quarry tile hearth, television plinth and Adam style surround. TV aerial point, two radiators, coved ceiling, uPVC double glazed bay window and arched timber framed single glazed double doors leading to:-

DINING ROOM
9'7 x 9'0 (2.92m x 2.74m)

A second reception room overlooking the rear garden with uPVC double glazed window, radiator, serving hatch to the kitchen and multi panelled glazed timber framed door from the hallway.

DINING KITCHEN
20'7 x 9'0 (6.27m x 2.74m)

The kitchen overlooks the rear garden and has a traditional range of base, drawers and eye level units with plumbing for automatic washing machine, gas and electric cooker points. Integrated dishwasher, roll top work surfaces, inset stainless steel sink unit with mixer bowl. Terratzo tiled floor to the kitchen area, two uPVC double glazed windows, timber framed single glazed rear entrance door, radiator and space for a dining table. Storage pantry and timber framed single glazed door to the garage and car port.

FIRST FLOOR LANDING

With radiator, coved ceiling, loft access and uPVC double glazed window. The loft is partially boarded for storage.

BEDROOM ONE
11'0 x 11'8 (3.35m x 3.56m)

A double size bedroom with uPVC double glazed window and radiator.

BEDROOM TWO
11'0 x 11'8 (3.35m x 3.56m)

A second double size bedroom with two uPVC double glazed windows and radiator.

BEDROOM THREE
11'10 x 8'9 (3.61m x 2.67m)

A third double size bedroom enjoying elevated views of surrounding roof tops and far distant countryside with uPVC double glazed window overlooking the garden and radiator.

BEDROOM FOUR
9'0 x 7'10 plus door recess (2.74m x 2.39m plus door recess)

A good size single fourth bedroom with radiator and built in storage cupboard with hanging rail and shelving. uPVC double glazed window overlooking the rear garden, local rooftops and far distant countryside.

BATHROOM

With a three piece suite comprising corner panel bath with off tap mixer shower, low level wc with hidden cistern and vanity style wash hand basin with tiled splash backs. Heated towel radiator, shaver point, airing cupboard housing the Worcester combination gas central heating boiler and two uPVC double glazed windows.

OUTSIDE

The property occupies this prominent corner plot position with scope for extending the property subject to the necessary planning permissions. To the outside there is a retaining front wall and mature shrubs, beyond which lies a front and side garden whilst around to the rear is a paved patio and further garden with areas of shrubs and a large damson tree. The property has a front two car driveway and this leads to an integral single garage with up and over door, electric light and power and houses the electricity consumer unit and gas meter. Adjacent to the garage is an attached pitch roofed car port which measures 22'7 x 10'0, the car port also contains access to further loft space, which is all boarded out for storage.

TO FIND THE PROPERTY

From East Leake village centre proceed on Main Street turning right at the Post Office on to Salisbury Avenue and to the top of the hill where at the T junction you should turn right onto Potters Lane where the property is situated on the right hand side as identified by the agents 'For Sale' board.

SERVICES, TENURE AND COUNCIL TAX

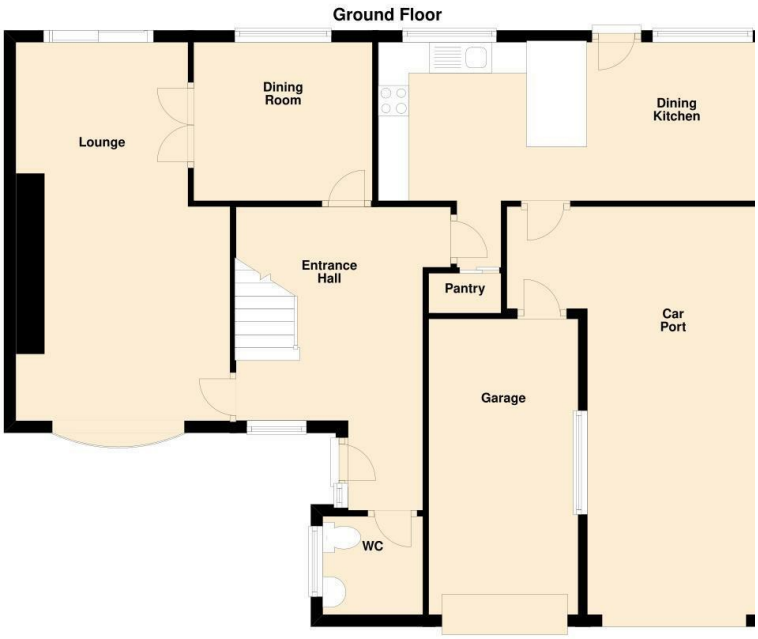
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band E.

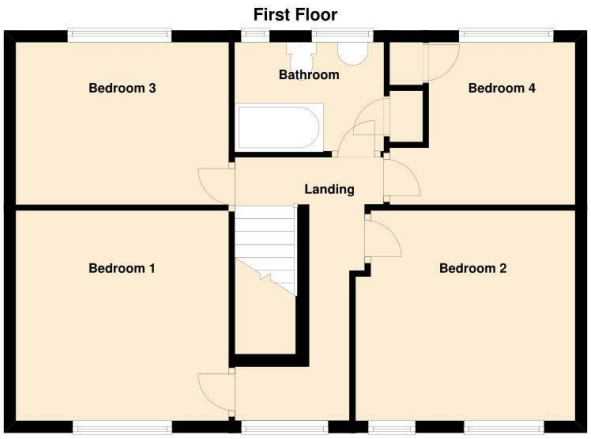
REFERRALS

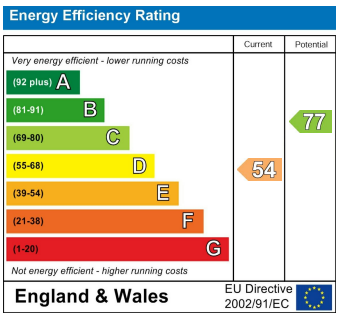
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.

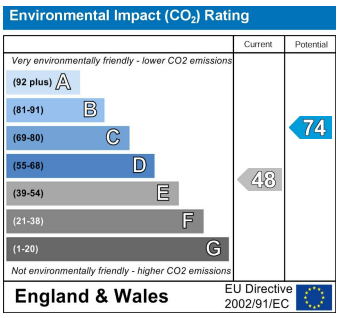
DISCLAIMER

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.









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