



Osier Fields,

East Leake, Leicestershire, LE12 6QG

£347,950



NEWTONFALLOWELL 

HARTLEYS 
Part of the NEWTONFALLOWELL  Group

NO STAMP DUTY (main home) A stunning four bedroom detached family home featuring an immaculately presented stylish interior whilst occupying a highly convenient cul-de-sac location nestled between the village shops and primary/secondary schools around the corner. The property has a contemporary theme throughout with uPVC double glazing, gas central heating and would ideally suit the young and growing family, professional couple looking for plenty of entertaining space and commuter access towards Nottingham.

Enter through the hallway with ground floor wc and into a full length lounge, separate dining room, rear facing dining kitchen with doors out into the garden and utility room. There is a generous return gallery landing, four bedrooms, three of which are double, the master offers a bedroom suite with dressing area with fitted wardrobes and upgraded en-suite shower room and there is a separate principal bathroom. The exterior is as well kept as inside with a planted frontage, two car driveway leading to a single garage and a beautiful rear lawn garden with full width patio, private, enclosed and not overlooked.

ACCOMMODATION

Timber panelled double glazed front entrance door leading to:-

ENTRANCE LOBBY

With radiator, security alarm control panel and door to:-

INNER HALLWAY

An impressive entrance to the property featuring a balustrade staircase to the first floor and radiator.

GROUND FLOOR WC

5'2 x 4'7 (1.57m x 1.40m)

A good size room featuring a quality Twyford white two piece suite comprising low level wc and pedestal wash hand basin with tiled splash back. Ceramic tiled floor, radiator and uPVC double glazed window.

LOUNGE

19'7 x 10'9 (5.97m x 3.28m)



A stunning living space enjoying a contemporary feel with feature wall having stylish wall coverings, two radiators, TV aerial point and uPVC double glazed window with French doors leading out to the rear garden. Connecting door to the kitchen.



DINING ROOM

9'5 x 9'0 max (2.87m x 2.74m max)

A separate reception room lending itself to use as a dining room, family room or home office etc. With uPVC double glazed window and radiator.

DINING KITCHEN

16'9 x 11'8 max narrowing to 8'0 (5.11m x 3.56m max narrowing to 2.44m)



A rear facing kitchen space featuring a large bay window with uPVC double glazed French doors leading out into the garden ideal for summer entertaining. The kitchen has a modern matching range of integrated base, drawers and eye level units and wine rack. Integrated appliances include fridge, dishwasher, Neff stainless steel electric double oven, four ring gas hob and extractor. Roll top work surfaces, inset stainless steel sink unit with mixer bowl, tiled splash backs, work surface overlighting. TV aerial point, wood effect vinyl flooring, two radiators, space for a dining table, ceiling spotlights, under stairs storage cupboard, uPVC double glazed window and door to:-



UTILITY ROOM

9'0 x 5'2 (2.74m x 1.57m)



With plumbing for automatic washing machine, space for a freezer and tumble dryer, base unit cupboards with roll top work surface and inset stainless steel sink unit with tiled splash backs. Potterton conventional gas central heating boiler, high level electricity consumer unit, continuation of the wood effect vinyl flooring, radiator and timber panelled double glazed side entrance door on to the driveway.

FIRST FLOOR LANDING

A generous return landing with balustrade, radiator, loft access, the loft has partial boarding. Airing cupboard housing the hot water cylinder and shelving.

MASTER BEDROOM

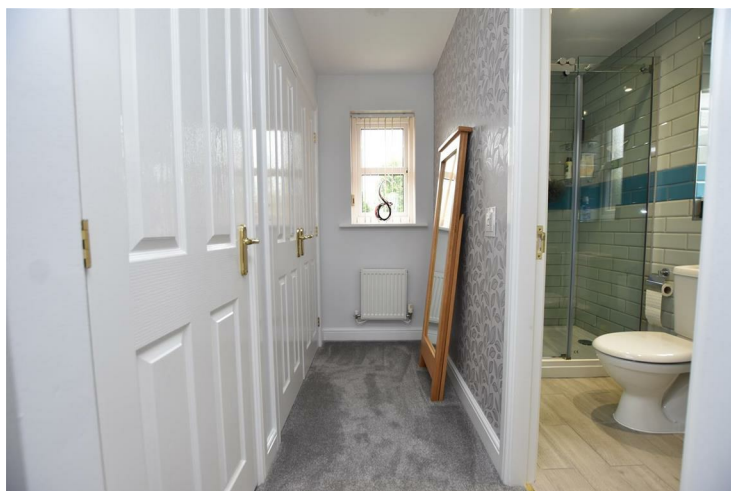
11'2 x 11'0 (3.40m x 3.35m)



A beautifully presented double size bedroom with feature wall and stylish wall coverings, uPVC double glazed window, radiator and archway to dressing area.

DRESSING AREA

8'0 x 3'4 to wardrobe front (2.44m x 1.02m to wardrobe front)



With feature wall with stylish wall covering, uPVC double glazed window overlooking the attractive rear garden, radiator, a range of full height fitted wardrobes with hanging space and shelving and door leading to:-

EN-SUITE SHOWER ROOM

8'0 x 4'0 (2.44m x 1.22m)



A recently upgraded stylish shower room featuring a quality Twyford white and chrome three piece suite comprising double shower enclosure with mixer shower, having a rainstyle shower head and separate shower attachment, low level wc and pedestal wash hand basin. Chrome heated towel radiator, brick effect fully tiled walls and ceramic tiled floor. Shaver point, extractor fan, ceiling spotlights and uPVC double glazed window.

BEDROOM TWO

12'1 max x 9'0 (3.68m max x 2.74m)



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

BEDROOM THREE

11'0 with reduced height x 9'4 max (3.35m with reduced height x 2.84m max)



A third double size bedroom presently used as a sitting room with uPVC double glazed window and radiator.

BEDROOM FOUR

8'9 x 6'2 (2.67m x 1.88m)

A good size single fourth bedroom presently utilised as a hobby room overlooking the attractive rear garden with uPVC double glazed window, radiator, hanging rails and shelving.

FAMILY BATHROOM



With a quality white Twyford three piece suit comprising panelled bath with glass shower screen and off tap mixer shower, low level wc and pedestal wash hand basin with half height and fully tiled walls. Ceramic tile effect vinyl floor, radiator, extractor fan, ceiling spotlights and uPVC double glazed window.

OUTSIDE



The property occupies this highly convenient small cul-de-sac nestled between the village centre and Lantern Lane Primary school and East Leake Academy Secondary school around the corner.

The attractive frontage sees a storm porch, pathway to the main entrance door with surrounding shrubs and flowers and single width two car driveway to the side which leads to a brick built single garage with up and over door, electric light and power and storage to the roof void. Gated access to the side leads to a beautifully kept shaped lawn garden with full width paved patio, slate bed border area for planters and pots. Side storage area, room behind the garage for a garden shed. cold water tap and outside light. The garden is fully enclosed by timber fencing, private and not overlooked from beyond.



TO FIND THE PROPERTY

From East Leake village centre proceed on Gotham Road to the first roundabout where you should turn right on to Lantern Lane and first right again into Osier Fields where you should turn right at the end and where the property is situated on the right hand side.

SERVICES, TENURE AND COUNCIL TAX

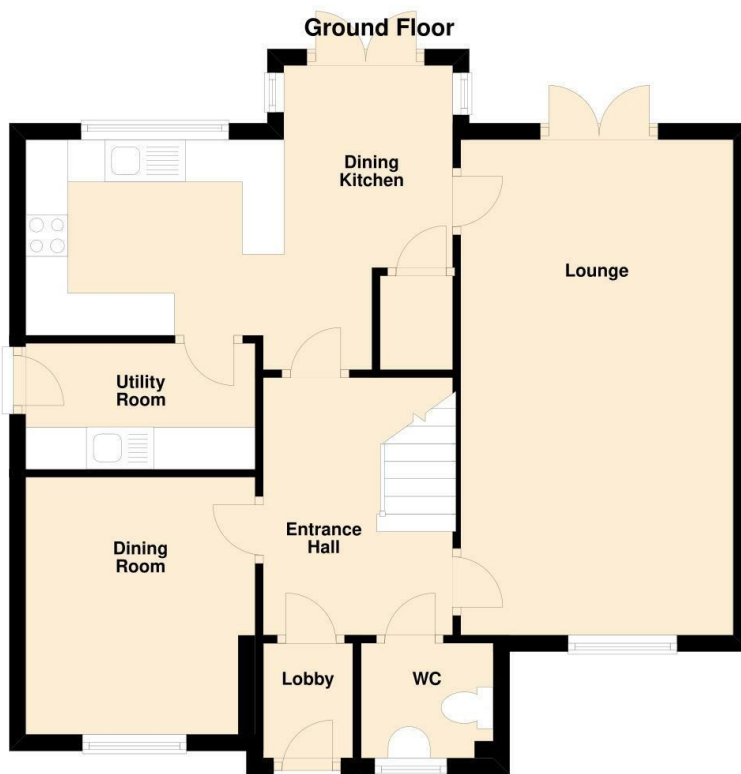
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band E.

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.

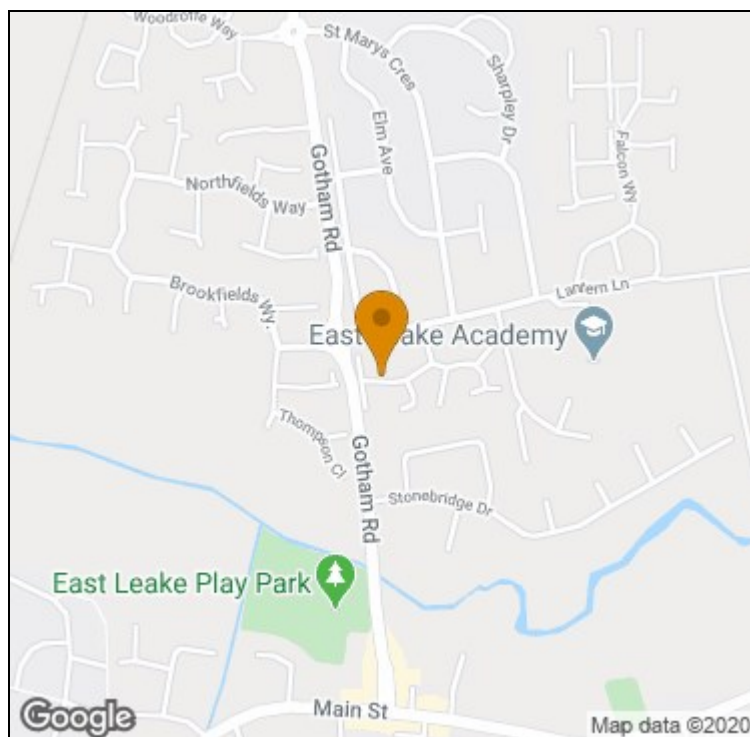
DISCLAIMER

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		86
(92 plus) A	73	
(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	70	84
(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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