



Rempstone Road,

East Leake, Leicestershire, LE12 6PW

£248,000



NEWTONFALLOWELL 

HARTLEYS 
Part of the **NEWTON**FALLOWELL  Group

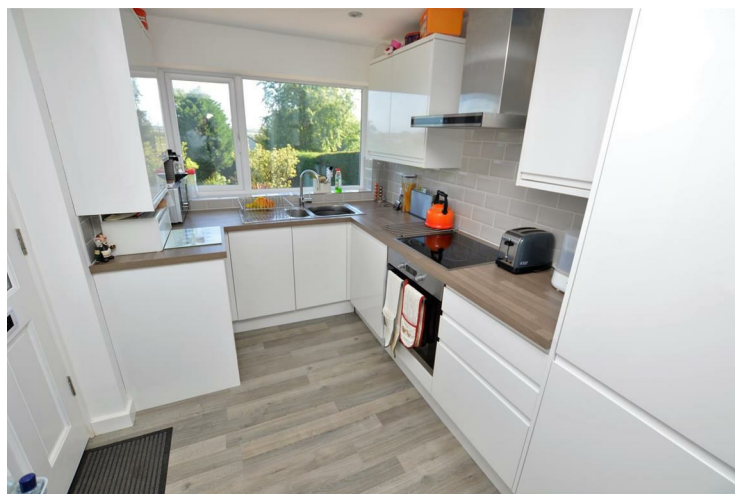
This deceptive versatile two/three bedroom property recently benefitted from a full refurbishment including re-plastering, rewired, new bathroom, new kitchen, double glazing along with decoration and landscaping. There has been historically planning permission to build to the left hand elevation a garage and also an additional bedroom with dormer to the front (this planning has now elapsed but would be presumably easy to re-erect if required). The current layout is spacious and comprises of a front to rear living diner, ground floor bedroom/family room (the use of this room is open to interpretation), kitchen with integrated appliances, four piece bathroom. At first floor there are two further bedrooms, the main with Sharps fitted furniture as does the dining area below. There is a separate wc on this floor and the landing currently could be used as a study area but would also be the entrance to the front bedroom in the afore mentioned previous planning. Outside the property occupies a particularly generous plot with mainly lawned fore garden, ample parking to the side and then the rear garden is mainly laid to lawn whereby there is a raised patio directly beyond the kitchen and lounge. See site map for full extent of the plot. Gas central heated and double glazed and outstanding views towards the village and church. Site viewing recommended to appreciate the size of accommodation and plot on offer.

ACCOMMODATION

Side access door with double glazed panels giving natural lighting and access to the kitchen.

KITCHEN

12'10 x 7'2 (3.91m x 2.18m)



Fully refitted approximately twelve months ago, August 2019, the kitchen has a rear elevation double glazed window with views over the feature garden with on trend metro style tiled sill matching the splash backs over timber effect work surfaces. Zanussi four ring electric hob with electric oven beneath, built in slimline dishwasher, base and eye level cupboards in gloss white, one of which discreetly houses the combination gas central heating boiler with five year guarantee unexpired. A bank of eight LED lights, integrated fridge freezer and AEG washing machine, three drawer unit adjacent to the oven. To the rear of the room is a modern radiator, the flooring is light oak effect laminate, wall mounted security alarm panel and beneath this a cupboard discreetly housing the modern electric circuit breaker and meter.

LOUNGE DINER

25'5 x 11'5 (7.75m x 3.48m)



The main living space spans an impressive 25ft in length and is split in to two distinct sections. To the lounge area there is a box bay window and uPVC sliding patio door with views and access to the patio respectively. decorative fireplace with reclaimed mantelpiece, modern radiator, six recessed LED lights and there are multiple electrical sockets after the full rewire. To the dining section the stairs lead to the first floor having a uniform spindle balustrade and cupboards beneath installed by Sharps. the dining room has a westerly aspect and so benefits from a good deal of natural lighting. Front elevation window, radiator with temperature control and internal door through to bedroom two or an additional reception room depending on the end user.

DINING AREA



BEDROOM TWO

13'4 x 8'6 (4.06m x 2.59m)



The enlarged bedroom from the original design taking the space of the front entrance now provides excellent versatility and has both front and side elevation double glazed windows. Neutral light grey wall decoration, modern radiator with temperature control and is open to interpretation with regards to its use.

BATHROOM



The four piece suite comprises of a panelled bath with dual taps over, shower cubicle with textured tiling and mains shower over, low level wc with dual flush capability and a wash hand basin with mixer tap over and double cupboard beneath, all these elements have tiled splash backs. Central heated polished metal ladder design towel rail, six recessed LED lights, wall mounted electric extractor, rear elevation obscure glass double glazed window.

FIRST FLOOR LANDING



Stairs lead from the dining area to the first floor landing with three recessed LED lights, exposed timber perling in a stained finish, radiator with temperature control, double electrical socket and this is ideal as a potential study area. (previous planning - now elapsed provided planning to create a third room at the front with a dorma, this would seem straightforward to resurrect if necessary.

BEDROOM ONE

13'3 x 14'8 max (4.04m x 4.47m max)



The main bedroom has two exposed purlings and Sharps built in furniture into the pitch of the roof and eaves. Rear elevation dorma window with views over the village, the church and Fox hill as well as the feature garden below. Eight recessed LED lights, multiple electrical sockets, radiator with temperature control and tonal wall colouring.

BEDROOM THREE

11'0 max x 7'11 (3.35m max x 2.41m)



The first measurement is into the eaves beneath the purlings, rear elevation double glazed window, four recess LED lights, neutral wall decoration and multiple electrical sockets.

WC

The wc is accessed from the landing and consists of a low level wc and oblong shaped wash hand basin with off tap mixer tap and splash back. Timber effect laminate flooring.

OUTSIDE FRONT



The property occupies a generous plot and the fore garden is mainly laid to lawn whilst the left hand elevation has a gravelled driveway allowing off road car parking and in the elapsed planning permission there is the possibility of a garage with room above.

OUTSIDE REAR



At the rear there is a patio beyond the kitchen and lounge and steps lead down to the mainly lawned garden which is fully enclosed by wire mesh and natural hedge, private and not overlooked from beyond and special reference should be made to the site map to fully appreciate the size of garden on offer.

TO FIND THE PROPERTY



From our offices in East Leake village centre proceed along Main Street towards the church, then at the roundabout where the road forks left and right, bear right and continue along Woodgate Road to the top of the Hill, turning left into Rempstone Road where the property is situated on the left 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 B.

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.

Ground Floor

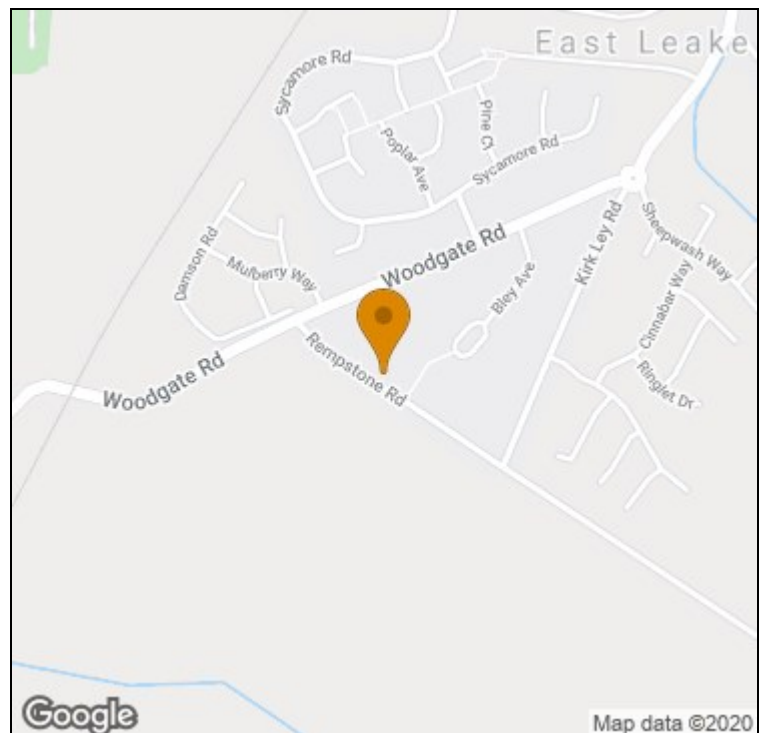


First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	56
(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	82
(81-91) B	
(69-80) C	48
(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	



t: 01509856934 e: eastleake@newtonfallowell.co.uk

www.hartleys.co.uk