



York Close,

East Leake, Leicestershire, LE12 6HA

£310,000



NEWTONFALLOWELL 

HARTLEYS 
Part of the **NEWTON**FALLOWELL  Group

This extended detached family home occupies a lovely spot within this quiet cul-de-sac location adjacent to an open green and around the corner from delightful meadow lane walks. The generous accommodation would be great for a young and growing family and features large rooms and a modern feel throughout with uPVC double glazing and gas central heating. Enter through the hall with ground floor wc and into a through lounge diner, French doors into a rear sitting room, kitchen and utility room. To the first floor there are four bedrooms, en-suite shower room and family bathroom. The property has a block paved driveway, integral single garage and a rear low maintenance garden with patio, artificial lawn and this is private, enclosed and not overlooked.

ACCOMMODATION

uPVC double glazed side entrance door leading to the entrance hallway.

HALL

A generous entrance to the property with groove effect wood laminate flooring, uPVC double glazed window, coved ceiling radiator and staircase to the first floor.

GROUND FLOOR WC

6'0 x 3'1 (1.83m x 0.94m)

With a modern white two piece suite comprising low level wc with hidden cistern and vanity style wash hand basin with cupboard beneath with tiled splash back. Ceramic tiled floor, heated towel radiator, coved ceiling and uPVC double glazed window.

THROUGH LOUNGE DINER

23'9 x 12'10 (7.24m x 3.91m)



A generous living space with room for a dining table and sofa arrangement spanning the full length of the original property and centred around a living flame effect electric fire with sandstone hearth, inset and surround. The room has groove effect wood laminate flooring, two radiators, wall mounted air conditioning unit, coved ceiling, uPVC double glazed French doors with full height windows adjacent leading into the sitting room and door to:-



KITCHEN

11'6 x 10'9 (3.51m x 3.28m)



This rear facing kitchen overlooks the garden and has a comprehensive range of base, drawers and eye level units with integrated stainless steel electric double oven. Additional oven, five ring gas hob and extractor, roll top work surfaces, inset stainless steel sink unit x2 with mixer bowl & waste disposal system, integrated plate rack and tiled splash backs. Ceramic tiled floor, TV aerial point, generous under stairs storage cupboard with shelving, uPVC double glazed window, aluminium double glazed side entrance door and door to utility room.



UTILITY ROOM

8'4 x 8'9 (2.54m x 2.67m)

With a range of base, drawers and eye level units, plumbing for automatic washing machine and dishwasher, space for tumble dryer, roll top work surface and inset stainless steel sink unit. Fully tiled walls and uPVC double glazed window.

SITTING ROOM

13'0 x 10'0 (3.96m x 3.05m)



An extension to the property overlooking the rear garden and offering versatile living at present presented as a sitting room with study area and having wood laminate flooring, radiator, coved ceiling, uPVC double glazed window and side entrance door to the patio.

FIRST FLOOR LANDING

With coving and loft access.

BEDROOM ONE

13'0 x 9'5 (3.96m x 2.87m)



A bright and airy double size bedroom with over stairs storage cupboard and hanging rail, uPVC double glazed window, radiator, coved ceiling and door to:-

EN-SUITE SHOWER ROOM

6'4 x 5'3 (1.93m x 1.60m)



Featuring a modern white three piece suite comprising walk in shower enclosure with fixed glass shower screen, mixer shower with rain style shower head and separate shower attachment, low level wc with hidden cistern and vanity style wash hand basin. Fully tiled walls, ceramic tiled floor, chrome heated towel radiator, ceiling spotlights and uPVC double glazed window.

BEDROOM TWO

17'5 max x 8'2 narrowing to 7'1 to wardrobe (5.31m max x 2.49m narrowing to 2.16m to wardrobe)



A second double size bedroom which has been extended to the front and with a central dividing set of glazed French doors creating two parts to this bedroom, one as a sleeping area, the other as an additional guest/cot room or potential sitting space for growing teenagers. With uPVC double glazed window, coved ceiling, radiator and full height built in wardrobes with sliding mirrored doors.

BEDROOM THREE

10'4 x 10'0 max narrowing to 8'0 (3.15m x 3.05m max narrowing to 2.44m)



A third double size bedroom with built in double wardrobe, uPVC double glazed window, coved ceiling and radiator.

BEDROOM FOUR

8'2 x 7'0 (2.49m x 2.13m)



A good size fourth bedroom with uPVC double glazed window overlooking the rear garden, alcove storage with hanging rail and shelving, radiator and coved ceiling.

FAMILY BATHROOM

With a white three piece suite comprising panelled bath with electric shower, low level wc and pedestal wash hand basin. Fully tiled walls, extractor fan, storage cupboards and airing cupboard housing the Ideal combination gas central heating boiler, radiator and uPVC double glazed window.

OUTSIDE

The property occupies this desirable edge of village cul-de-sac location adjacent to a small open green and around the corner from delightful country lane walks. To the outside there is a block paved two car driveway which leads to an integral single garage with roller door, electric light and power and gated access to the side leads around to the rear of the property.

REAR GARDEN



The private low maintenance rear garden is laid to artificial lawn with a generous paved patio, space for a garden shed, fully enclosed by timber fencing and not overlooked from beyond and with outside power, light and garden tap.

TO FIND THE PROPERTY (photo of green to front)



From East Leake village centre proceed on Main Street and onto Brookside, turning right just after the church onto Station Road and next right on to Bateman Road. Follow the road around to the left where York Close is the second turning on the left hand side where the property is situated at the very head of the cul-de-sac as identified by the agents 'For Sale' board.

SERVICES, TENURE AND COUNCIL TAX

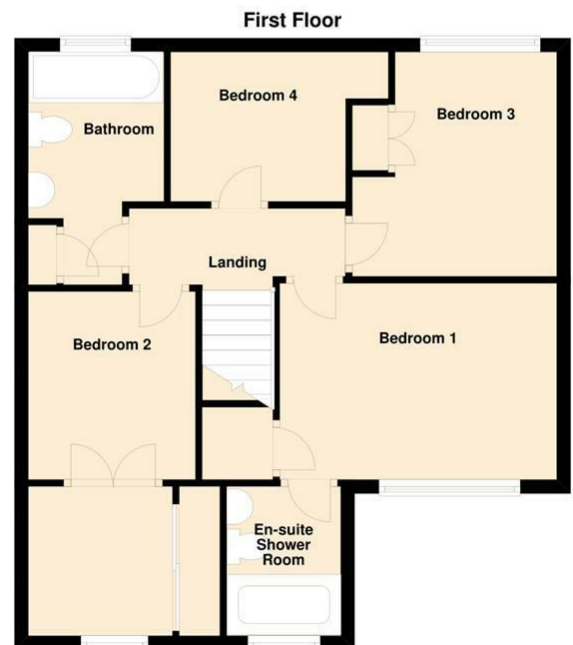
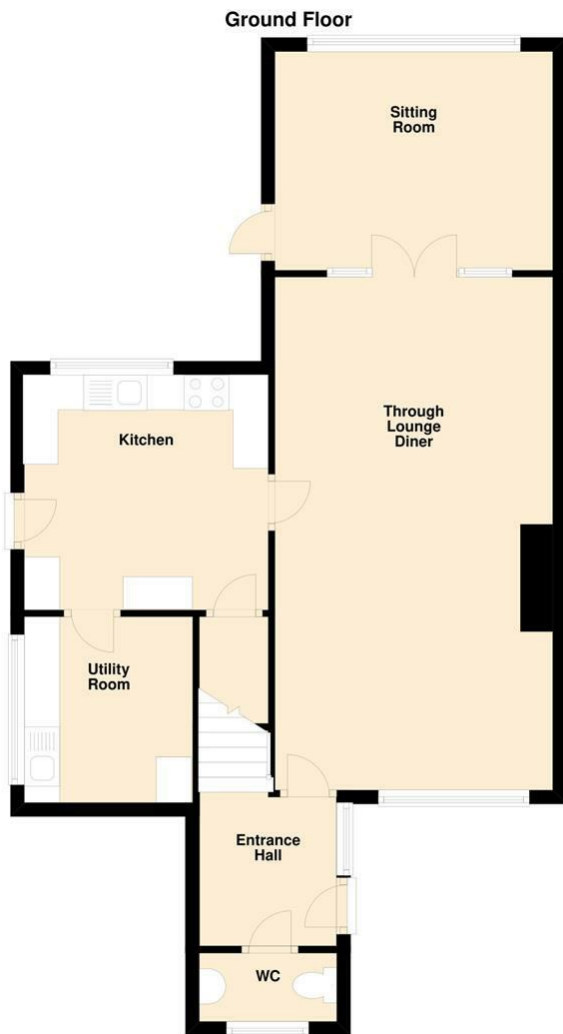
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band D.

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.

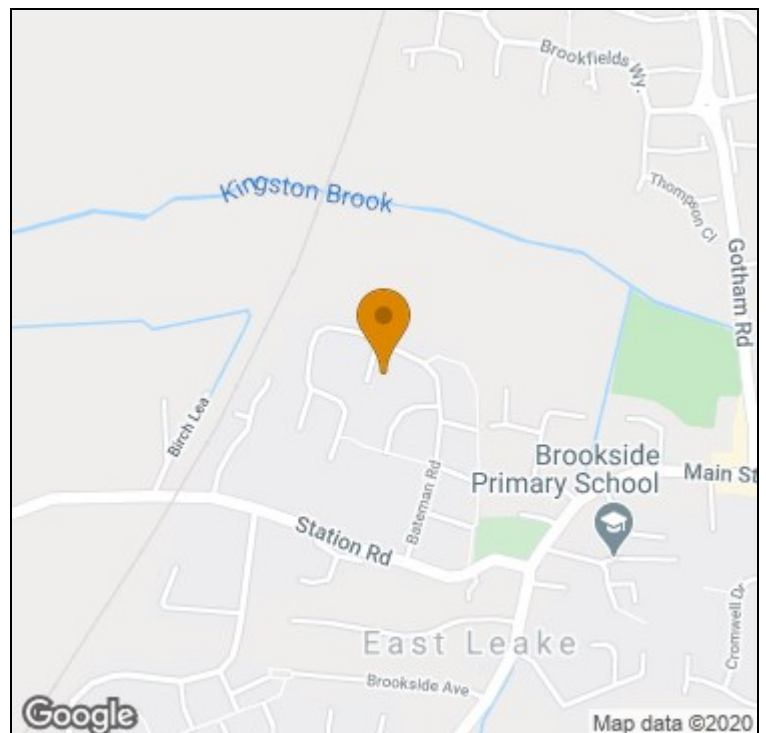
DISCLAIMER

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)	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		73	82
		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		69	78
		EU Directive 2002/91/EC	



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