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The Keep
East Leake

- Semi-detached bungalow on a generous plot
- Quiet cul-de-sac location
- Spacious sitting room with log burner
- Modern kitchen/breakfast room
- Two ground floor bedrooms
- Versatile dormer-style loft conversion
- Private rear garden with patio terraces
- Detached single garage and driveway
- EPC Rating D / Council Tax Band B / Freehold

Occupying a generous plot within the peaceful cul-de-sac of The Keep, this charming semi-detached bungalow offers well-presented and versatile accommodation in the heart of the sought-after village of East Leake. Beautifully maintained throughout, the property combines comfortable living spaces with a flexible layout, complemented by a delightful private garden.

The accommodation is thoughtfully arranged, with bright and welcoming interiors, while the converted first floor provides additional versatility, ideal as a bedroom, hobby room or occasional guest space. Character features, including a feature fireplace with a log burner, add warmth and charm throughout.

Outside, the attractive rear garden offers a private and secure setting with patio seating terraces, while a detached single garage and driveway provide excellent off-road parking. The property enjoys a tucked-away position, yet remains within easy reach of the excellent amenities East Leake has to offer.

Accommodation:
A welcoming entrance hall leads to a spacious sitting room centred around an attractive feature fireplace with a log burner, creating a cosy focal point. The kitchen breakfast room is well-appointed with ample storage and workspace, providing an excellent space for everyday living.

The ground floor also offers two well-proportioned bedrooms and a family bathroom. Stairs lead to a dormer-style converted loft room featuring Velux windows, with the dormer design maximising head height and creating a bright, versatile space suitable for a variety of uses.

Gardens and land:
The enclosed rear garden provides a private and secure outdoor space, thoughtfully landscaped with attractive patio seating terraces, creating an ideal setting for relaxing or entertaining. A detached single garage and driveway complete the property.

Location:
East Leake is a thriving village offering an excellent range of everyday amenities, including independent shops, supermarkets, cafés, pubs, restaurants and healthcare facilities, together with well-regarded local schooling. Surrounded by attractive countryside, the village also provides easy access to a variety of scenic walks and outdoor pursuits.

Excellent transport links make East Leake an ideal base for commuters, with convenient access to the A6006, A46 and M1, connecting to Nottingham, Loughborough, Leicester and Derby. East Midlands Parkway railway station offers direct rail services, while East Midlands Airport is also within easy reach.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG. Council Tax Band B.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

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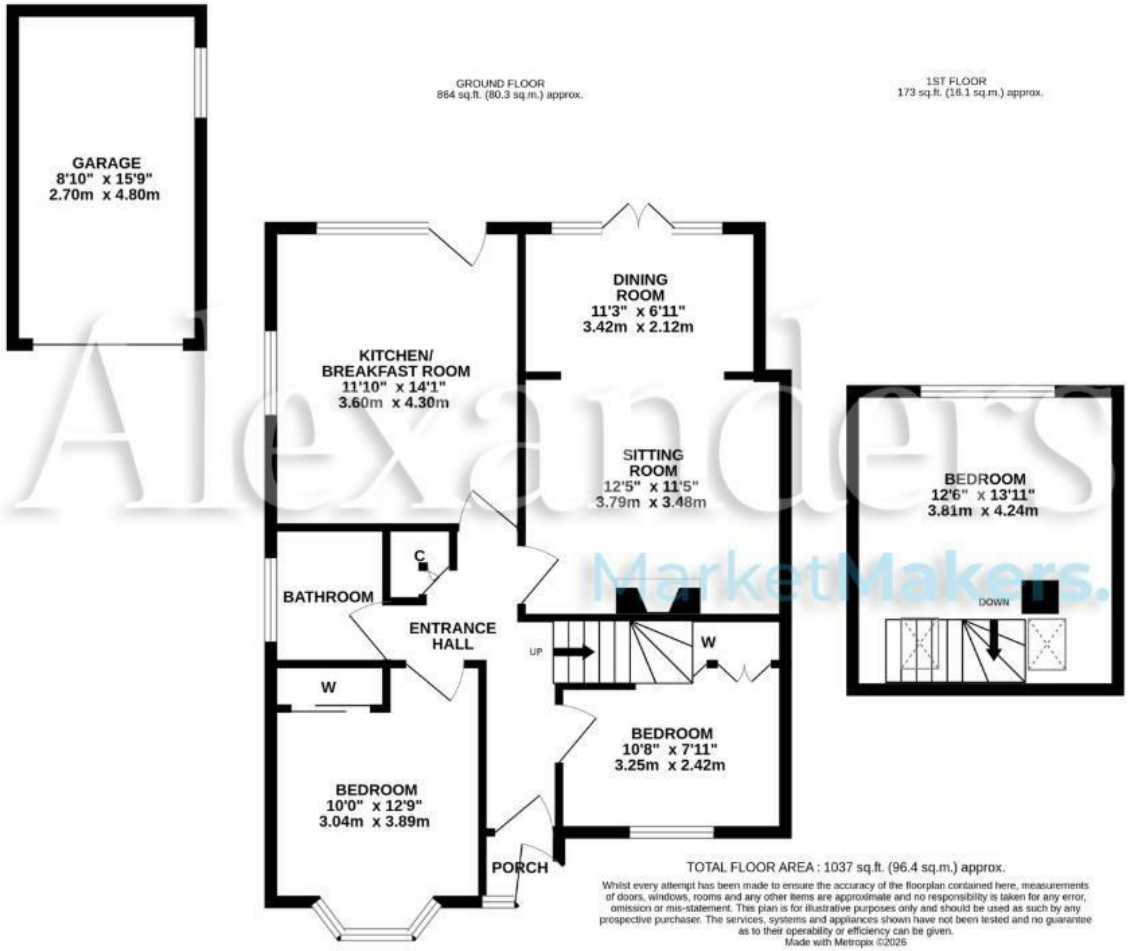
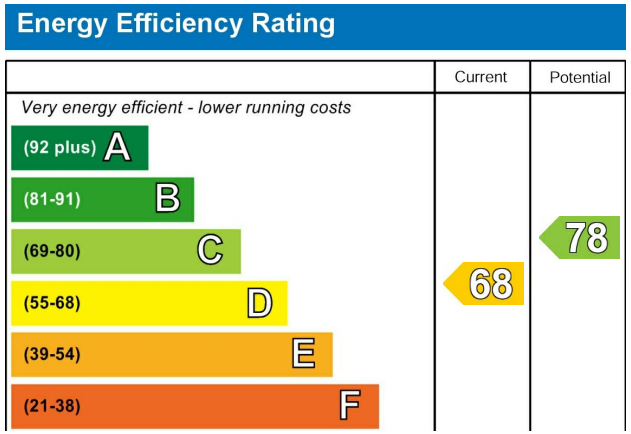
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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