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# Oldershaw Road East Leake

- Immaculately presented three bedroom bungalow
- Breathtaking rolling countryside views
- Newly fitted kitchen with integrated appliances
- Stunning dual-aspect sitting room
- Three well-proportioned bedrooms
- Main bedroom with ensuite and french doors to rear
- Large well maintained gardens with seating terrace
- Off-road parking and single garage
- EPC Rating D / Council Tax Band C / Freehold

Nestled in the charming East Leake, this delightful house offers a perfect blend of modern living and picturesque surroundings. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample space for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family.

One of the standout features of this home is the newly fitted kitchen, which has been thoughtfully designed to meet the needs of contemporary living. Its modern refurbishment enhances the overall appeal of the property, making it a welcoming space for culinary enthusiasts.

As you step outside, you will be captivated by the stunning views over the rolling countryside at the rear of the property. This serene backdrop offers a tranquil escape from the hustle and bustle of daily life, making it a perfect spot to unwind and enjoy nature.

In summary, this house on Oldershaw Road is a wonderful opportunity for those looking to embrace a modern lifestyle in a picturesque setting. With its spacious interiors, beautiful views, and convenient amenities, it is sure to attract interest from discerning buyers.





### General Description:

Alexanders offer to the open market for the first time this three bedroom bungalow in the sought after village of East Leake, positioned at the end of a quiet cul de sac, the property occupies an exceptional corner plot with the most impressive view to the rear.

Located on Oldershaw Road, this rarely available single story property is conveniently situated within walking distance to its' comprehensive range of shops and amenities to include a doctors surgery and dental practice. Over recent years the property has been completely refurbished and modernised throughout its generous internal floor area and is offered to the market in "turn key" condition.

### Accommodation:

The property is very well laid out and upon entering though a large porch, the accommodation is centred around a welcoming entrance hall with doors leading to dual aspect sitting room, large double bedroom with fitted wardrobes, single bedroom/ study, family shower room and door through to the newly fitted kitchen.

Beyond the kitchen is a wonderful garden room, dining room and the main bedroom which benefits its own WC and useful storage cupboard. Further to the living accommodation is an integral garage with up and over door to the front and door to the rear garden.

### Gardens and land:

Externally the property enjoys a superb plot and is set behind a private and well stocked front garden and driveway. To the rear are extensive gardens laid mainly to lawn with wonderfully stocked borders and mature trees. Within the garden are several patio seating areas enjoying the breathtaking views on offer.

### Location:

The village affords a full range of amenities to include doctors surgery, a range of eateries and shops, excellent schooling and superb commuter networks with access to Loughborough, Nottingham and Leicester by road, and London by rail. There are accessible bus routes to Nottingham and Loughborough.

### 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 C.

### 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.

Technical Information:

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

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.

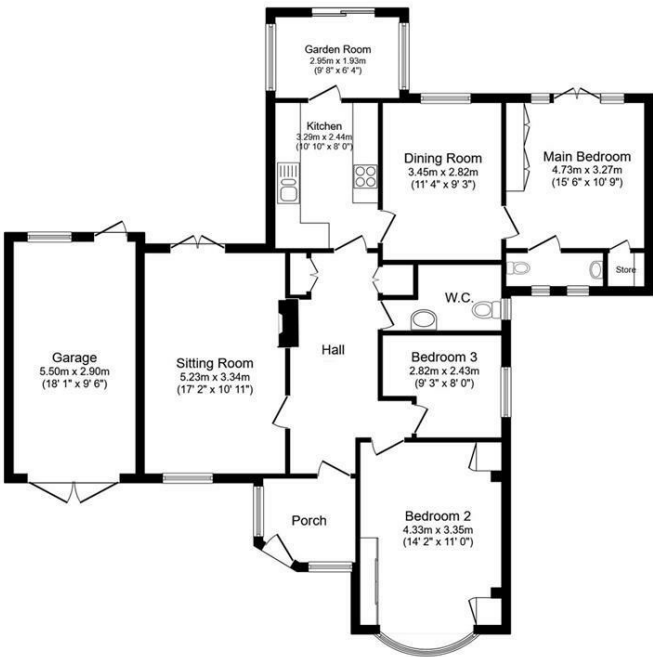
Money Laundering:

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.

Oldershaw Road, East Leake, LE12 6NG



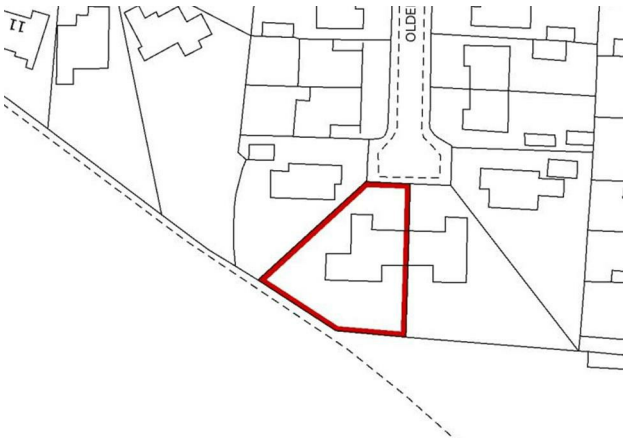
Floor Plan

Floor area 118.5 sq.m. (1,275 sq.ft.)

Total floor area: 118.5 sq.m. (1,275 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		







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