



48 Cinnabar Way

East Leake | LE12 6WN | £257,500

ROYSTON
& LUND

- Three Bedroom Semi Detached Family Home
- Well Presented Throughout
- Downstairs WC
- Low Maintenance Well Presented Garden With Decking
- EPC Rating - B
- Excellent Opportunity For First Time Buyers
- Integrated Kitchen Appliances
- French Doors Leading To The Rear Garden
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in East Leake. Situated close by to numerous amenities such as local shops, pub and restaurants. Not to mention being in the catchment area for well regarded schools. East Leake also has great transport Links into the surrounding villages, to Nottingham and Loughborough. This property would be an excellent fit for a growing family or first time buyers.

Ground floor accomodation comprises of an entrance hall that leads you into the main reception room, downstairs WC and stairs to the first floor. The living room is a generous size with a large front aspect window flooding the room with natural light. and convenient under stair cupboard. Moving through the living room you come into the kitchen dining room which benefits from integrated appliances such as an oven, hob and extractor fan with more than enough to add freestanding appliances. The adjoined dining area is a great size with ample room for family meals and in turn grants access to the rear garden via French doors.

To the first floor there three well proportioned bedrooms. The principle bedroom and bedroom two are both doubles and the third bedroom is a spacious single. All three bedrooms share a three piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

Facing the property the house itself is located down a quiet cul de sac as well as having its own single driveway. To the rear there is an immaculately presented garden which consists of patio and slate stone areas along with artificial grass and raised flower beds creating a neat and tidy low maintenance rear. Not to mention a decking area providing the perfect opportunity for outdoor seating and alfresco dining. Attached to the side of the property there is a large store room which can be used to the buyers discretion.



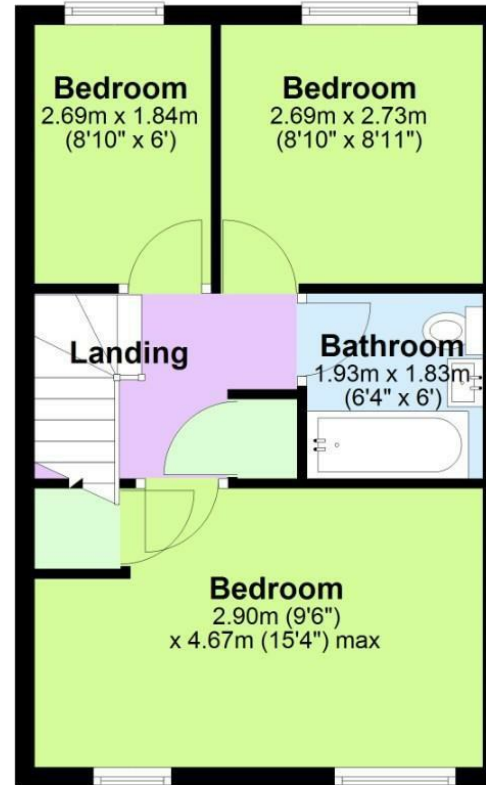
Ground Floor

Approx. 53.5 sq. metres (576.1 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 89.5 sq. metres (963.8 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(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			
(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	

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND