



R
&L

17 Hawley Close

East Leake | LE12 6NB | £350,000

ROYSTON
& LUND

- Guide Price £350,000
- Modern Stylish Kitchen/Dining Room
- Open Living Room Connected to Kitchen
- Large Open Driveway
- EPC: C
- Three Bedroom Detached Bungalow
- Stunning Modern Bathroom
- Private Garden
- Close to Numerous Amenities
- Freehold- Council Tax Band: C





Guide Price: £350,000

Royston & Lund are delighted to present this exceptional three-bedroom detached bungalow, ideally situated in East Leake. Offering modern family living space, a driveway, garden, and a garage to the rear, this property is ready for immediate occupation.

The accommodation opens into a welcoming entrance hallway, providing access to all three bedrooms, the family bathroom, and the living room. The living room flows seamlessly into a beautiful kitchen across the rear of the property, with separate access to both the garden and utility room.

The first room to the right is a single bedroom, ideal for visiting guests or for use as an office or snug. This room also benefits from built-in storage.

The living room is a true showstopper, featuring a striking open archway that leads into the kitchen while allowing natural light to flow between the spaces. This layout is perfect for modern family living—offering a cosy and comfortable feel while maintaining a connection to the kitchen/dining area. It's an ideal space for entertaining family and friends.

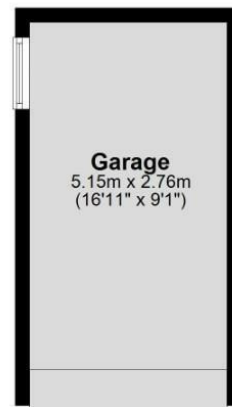
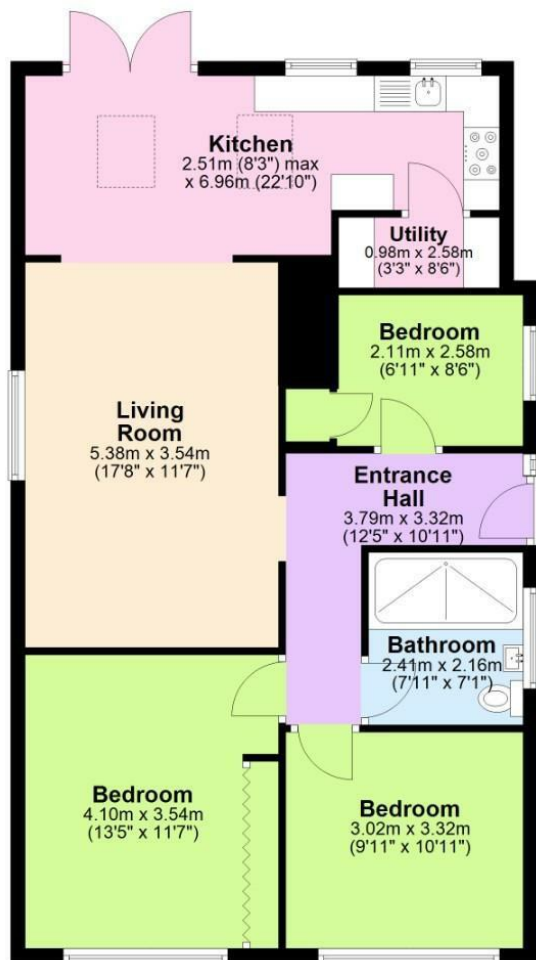
The kitchen feels modern and fresh, featuring a large freestanding cooker/oven, stylish lighting, and a high ceiling. It offers ample worktop space and storage, with the entire room bathed in natural light from multiple windows, two rooflights, and French doors. The sage green cabinetry, paired with white worktops and gold handles, creates a stylish and impressive finish. A door to the utility room enhances both practicality and flow.

The remaining two bedrooms are generously sized and positioned at the front of the property, each with a window. The principal bedroom is slightly larger and benefits from built-in storage.

The family bathroom is centrally located off the hallway and includes a stylish walk-in shower with gold accents and subtle floor lighting, creating a sense of luxury and ambience.



Ground Floor
Approx. 98.9 sq. metres (1065.0 sq. feet)



Total area: approx. 98.9 sq. metres (1065.0 sq. feet)



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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 | |

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