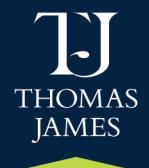




15 Firth Close,
East Leake, LE12 6AE



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This well presented modern detached family home provides spacious accommodation arranged two floors which includes an entrance hall, a living room, a dining kitchen with French doors opening to the rear garden, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to four good size bedrooms (master with an en-suite shower room), and the bathroom.

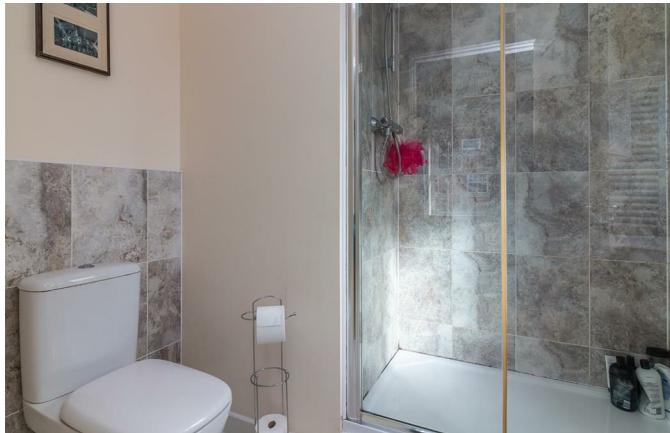
Benefiting from gas central heating and double glazing, the property has gardens to the front and rear, plus a driveway and garage providing off road parking for a number of vehicles.

Situated at the end of a cul-de-sac in the sought after village of East Leake, the property is within easy reach of peaceful countryside walks, and a wealth of local facilities including schools, shops, a nursery, library, leisure centre, and public houses. Excellent transport links provide access to Nottingham, Leicester, East Midlands Airport, and East Midlands Parkway train station.

Viewing is recommended.

Guide Price £400,000





GROUND FLOOR ACCOMMODATION

Entrance Door

Opening to the:-

Entrance Hall

Radiator, stairs off to the first floor, under stairs storage area, built in cloaks cupboard.

Living Room

Double glazed bay window to the front elevation, two radiators.

Ground Floor WC

Fitted with a two piece suite comprising a low flush wc, and a pedestal wash hand basin with tiled splash backs. Radiator.

Dining Kitchen

Fitted with a range of wall, drawer and base units, roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, built in electric oven with a five ring gas hob and a stainless steel splash back and extractor hood over.

Double glazed window to the rear elevation, two radiators, gloss tiled flooring, door to the utility room, double glazed French doors with matching side panels opening to the rear garden.

Utility Room

Fitted with base cupboards, roll edge work surfaces, space and plumbing for a washing machine.

Wall mounted gas boiler serving the hot water system, gloss tiled flooring, radiator, double glazed door opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, airing cupboard, radiator, doors into four bedrooms and the bathroom.

Master Bedroom

Two double glazed windows to the front elevation, radiator, fitted with a range of built in wardrobes, door to the:-

En-Suite Shower Room

Fitted with a three piece suite comprising a low flush wc, a pedestal wash hand basin, and a tiled shower enclosure with a mains fed shower.

Opaque double glazed window to the side elevation, tiling to the splash backs, heated towel rail.

Bedroom Two

Double glazed window to the rear elevation, radiator.

Bedroom Three

Double glazed window to the front elevation, radiator, a range of built in wardrobes.

Bedroom Four

Double glazed window to the rear elevation, radiator.

Bathroom

Fitted with a four piece suite comprising a low flush wc, a pedestal wash hand basin, a panelled bath and tiled shower enclosure with mains fed shower over.

Opaque double glazed window to the rear elevation.

OUTSIDE

At the front of the property the tarmac driveway provides off road parking, and in turn gives access to the GARAGE. There is a lawned garden adjacent, and a pathway to the entrance door.

There is a good size rear garden which includes a paved patio seating area, a shaped lawn, and a raised shrub border.

Garage

With an up an over door, and power and lighting connected.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,848.97.

Directions

Firth Close can be located off Woodroffe Way, East Leake.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

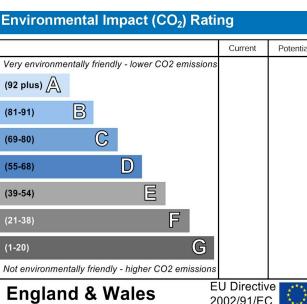
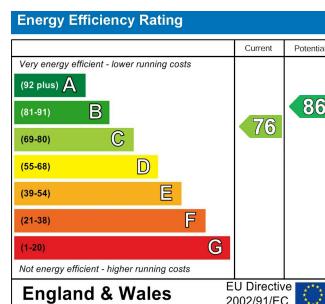


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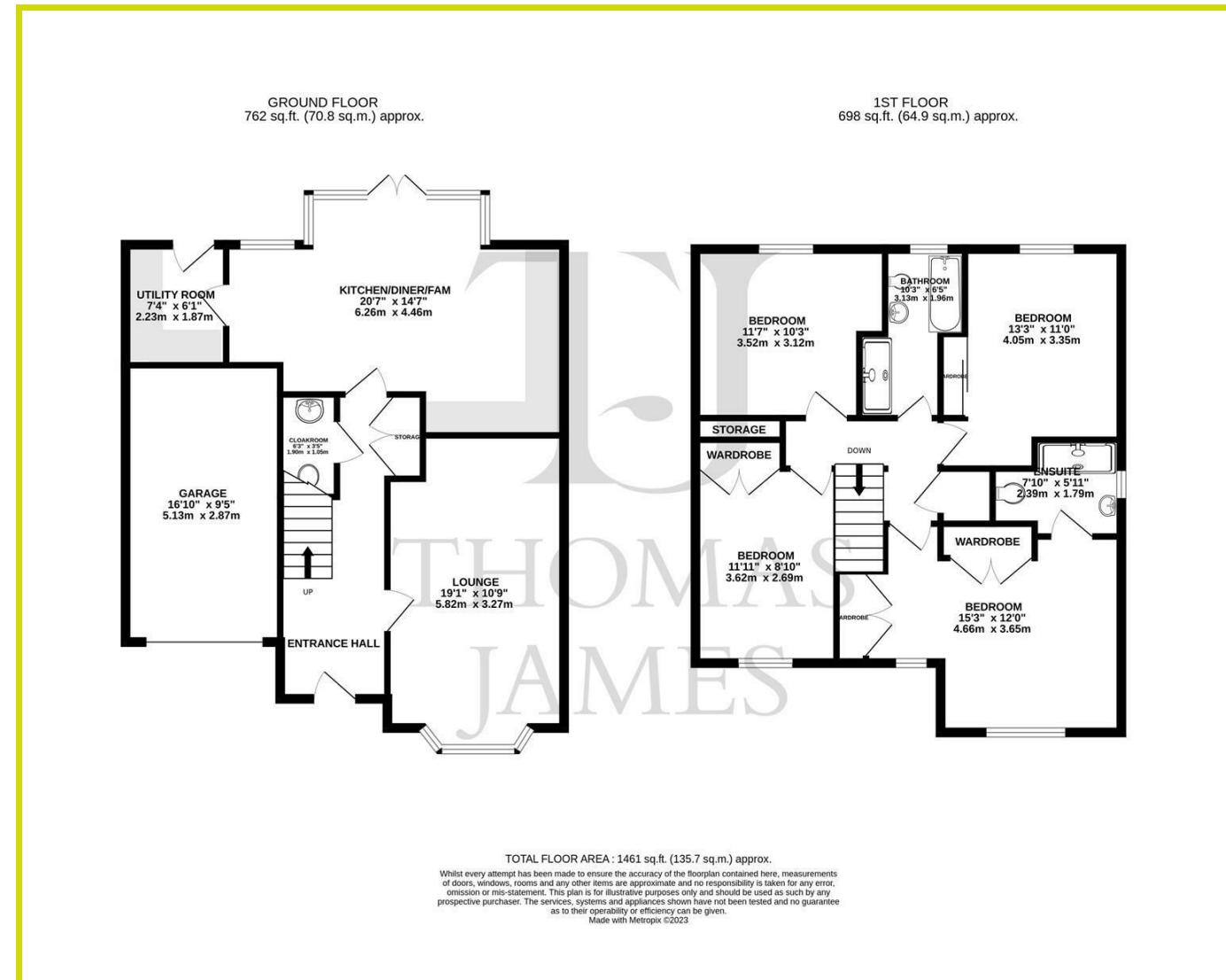
MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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