



61 Carlton Crescent,
East Leake, LE12 6JF

TJ
THOMAS
JAMES

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This spacious four bedroom semi detached bungalow offers a versatile and well-proportioned interior, thoughtfully arranged to suit a variety of lifestyles.

This bungalow is ideally suited to families, downsizers, or those seeking single-level living with generous accommodation.

The property's well-considered floor plan ensures a practical flow between rooms, making daily living straightforward and enjoyable. All principal amenities, including the kitchen, bathroom, and main living areas, are positioned for ease of use and accessibility.

The property also benefits from a secure entry system and mains-connected smoke alarms (for added peace of mind).

With its combination of space, flexibility, and modern features, this four bedroom semi detached bungalow represents an excellent opportunity for buyers seeking a comfortable and adaptable home in a desirable residential location.

Situated in the sought after village of East Leake, the property is close to a wealth of local facilities including schools and shops, and is within easy reach of East Midlands Airport and East Midlands Parkway train station.

Asking Price £325,000





ACCOMMODATION

The welcoming entrance hall leads directly into a bright and airy living room, which features a large front-facing window that allows natural light to fill the space and provides a pleasant outlook.

The adjacent kitchen is fitted with an array of modern units, integrated appliances (including oven, hob, and extractor), generous worktop space, and a practical layout for both cooking and casual dining.

A separate dining area is positioned conveniently off the kitchen, ideal for family meals or entertaining guests.

The principal bedroom is situated to the rear of the property and benefits from fitted wardrobes and ample room for additional furniture, while the second and third bedrooms are each well-sized, offering flexibility for use as guest rooms, home offices, or children's bedrooms. The fourth bedroom, currently arranged as a study, provides further adaptability depending on individual requirements.

The bungalow includes a contemporary family bathroom with a white suite (comprising bath with shower over, wash basin, and WC), complemented by stylish tiling and chrome fittings.

Additional storage is available via built-in cupboards located in the hallway, ensuring a clutter-free environment. The property is enhanced by a neutral décor throughout, quality flooring (including laminate and carpeted areas), and efficient central heating. Double glazing is present in all principal rooms, contributing to comfort and energy efficiency.

The layout is designed to maximise privacy and convenience, with each room easily accessible from the central hallway and thoughtfully separated living and sleeping areas. The overall presentation is clean and modern, ready for immediate occupation and offering scope for personalisation.

OUTSIDE

Enjoy incredible outdoor living with a large, landscaped garden and well-maintained patio areas - ideal for entertaining family and friends. Sliding doors seamlessly connect indoor and outdoor spaces, while the decked seating area and mature greenery create a tranquil retreat for relaxation. With its blend of modern style, practical storage, and inviting spaces both inside and out, this home is perfect for families seeking comfort, flexibility, and a place to truly enjoy life.

Off-road parking to the front accommodates multiple vehicles and this goes beyond secure gates leading alongside the property and to brick built single garage.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,341.06.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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

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



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