



33 Leivers Close,
East Leake, LE12 6PQ

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*** Three Bedroom Detached House ***

Presented in immaculate order throughout, this detached home provides versatile and spacious accommodation arranged over two floors including: an entrance hallway, an open plan lounge/dining area, a conservatory with French doors opening to the garden, plus a kitchen, a utility/dining area, a study, and a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with an en-suite shower room), and the family bathroom.

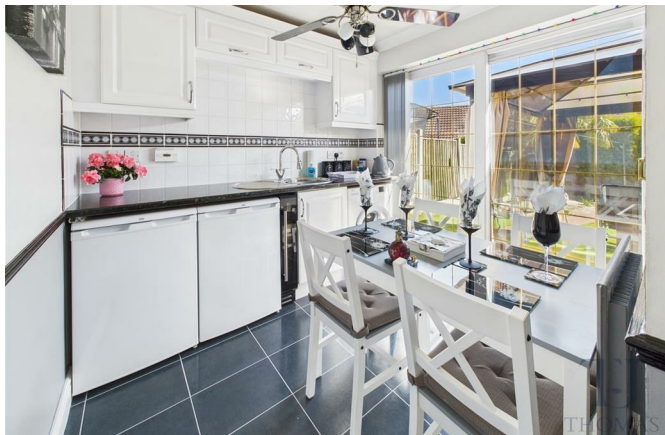
Benefiting from gas central heating, the property has enclosed gardens to the rear, and a driveway and integral garage at the front providing off road parking for a number of vehicles.

Potential to Extend subject to the relevant planning approval.

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.

Offered to the market with no upward chain. Viewing is essential!

Guide Price £350,000





ACCOMMODATION

The composite entrance door (with glazed panels) opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a dado rail, coving, a ceiling light point, a radiator, and doors into the ground floor wc, and the lounge/dining area.

The ground floor wc is fitted with a low flush wc, and a wall mounted corner wash hand basin. There is a window to the front, a dado rail, a radiator, a ceiling light point, coving, tiled flooring, and tiled splashback.

The open plan lounge/dining area has window to the front, two radiators, two ceiling light points, coving, a gas fire set in a feature surround (to the lounge area), a door into the kitchen from the dining area, and sliding patio doors opening to the conservatory.

The conservatory has cushion flooring, a ceiling fan, and French doors opening to the rear garden.

The kitchen has a range of wall, drawer and base units, with under cabinet lighting and roll edge work surfaces. There is a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a dishwasher, and space for a Range cooker with an extractor hood over. A window overlooks the rear garden, there is a dado rail, coving, part tiling to the walls and tiled laminate flooring, and an open archway to the utility/dining area.

The utility/dining area has further wall and base units, with under cabinet lighting and roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for both a fridge and a freezer. There is a loft hatch, cushion flooring, a door into the study, and sliding patio doors opening to the rear garden.

The study houses the Gloworm boiler, and has a ceiling strip light, vinyl floor covering, and a personnel door into the garage.

On reaching the first floor, the landing has a window to the side, coving, a loft access hatch, an airing cupboard (housing the hot water cylinder), and doors into all three bedrooms, and the family bathroom.

The family bathroom is fitted with a bath, a wash hand basin, and a low wc. There is a window to the rear elevation, a heated towel rail, tiled flooring, and a storage cupboard.

Bedroom two has a window to the rear, a range of built in wardrobes,

laminate flooring, coving, a ceiling light point (with a fan), and a radiator.

Bedroom one has a window to the front, a range of built in wardrobes, a radiator, coving, a dado rail, and a door into the en-suite shower room. The en-suite shower room is fitted with a tiled shower cubicle with an electric shower, a low flush wc, and a wash hand basin. There is a window to the side, coving, spot lighting, a heated towel rail, and laminate flooring.

Finally, bedroom three has a window to the front, a dado rail, spot lighting (with a fan), laminate flooring, and a built in wardrobe with shelving and hanging rails.

OUTSIDE

At the front of the property the driveway provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with an electric up and over door, power and lighting connected, storage shelving, and a personnel door into the study). A pathway leads to the entrance door, and there is gated pedestrian access to the rear garden.

The rear garden includes an good sized lawn, together with a small astro turf with border to one side with a water feature and patio. Mature shrubs and planted borders. Fully enclosed, the garden has an external light, and an external tap.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,542.58.

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.





DISCLAIMER NOTES

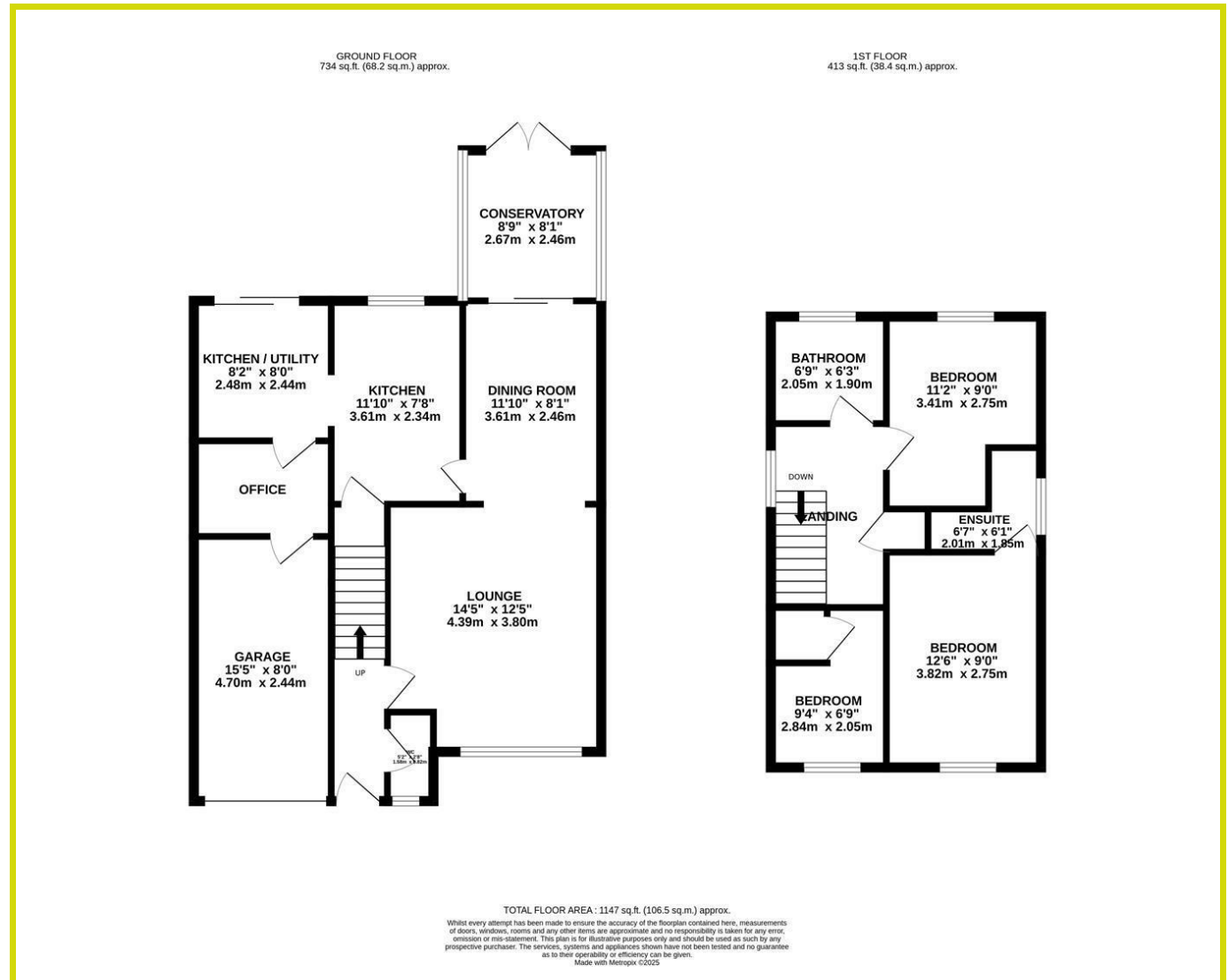
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MONEY LAUNDERING

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	60
(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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