



Sycamore Road,
East Leake, Leicestershire, LE12 6PS
£259,500



NEWTONFALLOWELL 

HARTLEYS 
Part of the **NEWTONFALLOWELL**  Group

You'll be impressed with the size of this detached family home, having four double size bedrooms and plenty of space for the young and growing family. The home features a new contemporary integrated dining kitchen and occupies this desirable location just a short distance from the village centre and local Primary/Secondary schools. Accommodation, with uPVC double glazing and gas warm air central heating in brief comprising, hall, ground floor wc, lounge, 20' garden conservatory, dining kitchen, four double bedrooms and bathroom. A block paved driveway and single garage, lawn gardens and decked area for summer entertaining.

KEY FEATURES TO THE PROPERTY

Council Tax - Rushcliffe Borough Council Band D
 Heating - Warm air gas heating
 Boiler - Gas powered warm air, located in airing cupboard off hallway
 Media connections - TV aerial and Virgin Media points
 Loft insulation - Yes
 Loft ladder - no
 Loft Boarding - yes
 Garden orientation - South west
 Boundary ownership - Left hand side

ACCOMMODATION

uPVC double glazed front entrance door leading to the entrance hall.

ENTRANCE HALL

With high polished ceramic tiled floor, cloaks hanging space and airing cupboard housing the gas powered wall mounted warm air central heating boiler.

GROUND FLOOR WC

With a white two piece suite comprising low level wc and wash hand basin with tiled splash backs. Wood effect vinyl flooring and uPVC double glazed window.

LOUNGE

15'7 x 15' (4.75m x 4.57m)



A generous living space centred around a quality living flame effect electric fire place with hearth, surround and mantle, warm air central heating vent. Staircase to the first floor and connecting door to the dining area. Aluminium framed sliding patio doors leading to the garden conservatory.



CONSERVATORY

23' x 7'10 (7.01m x 2.39m)



A virtually full width conservatory of brick and uPVC double glazed construction having electric lights, power sockets and door into the rear garden.

KITCHEN

12'4 x 8'2 (3.76m x 2.49m)



Featuring an impressive contemporary high gloss kitchen with a matching range of base, drawers and eye level units. Integrated

appliances include dishwasher, stainless steel electric double oven, four ring conductor hob and extractor and twin wine coolers. Space for an American style fridge freezer, high polished ceramic tiled floor, roll top work surfaces and inset stainless sink unit with mixer bowl. Warm air central heating vent. Door way creating an open plan feel to the dining area.



DINING AREA

10'3 x 8'1 (3.12m x 2.46m)



With continuation of the base unit cupboards and roll top work

surfaces which incorporates a breakfast bar, high polished ceramic tiled floor. Connecting door to the lounge and aluminium sliding patio doors to the garden conservatory.

FIRST FLOOR LANDING

With loft access.

BEDROOM ONE

12'3 x 11'6 (3.73m x 3.51m)



A generous double sized bedroom overlooking the rear garden with uPVC double glazed window, warm air central heating vent and built in storage cupboard with hanging rail and shelving.

BEDROOM TWO

11'5 x 8' (3.48m x 2.44m)



A second double sized bedroom with uPVC double glazed window and warm air central heating vent.

BEDROOM THREE

11'5 x 8'4 (3.48m x 2.54m)



A third double sized bedroom with uPVC double glazed window overlooking the rear garden and warm air central heating vent.

BEDROOM FOUR

12' max x 8'6 max (3.66m max x 2.59m max)



A fourth double sized bedroom with uPVC double glazed window and warm air central heating vent.

FAMILY BATHROOM



With a white three piece suite comprising of panel bath with Triton electric shower, low level wc with hidden cistern and vanity style wash hand basin. Half height and fully tiled walls, ceramic tile effect vinyl floor, chrome heated towel radiator, extractor fan, uPVC double glazed window and airing cupboard housing the hot water cylinder. Please note there are solar panels situated on the roof which are owned by the property and supply free hot water when in use.

OUTSIDE



The property occupies this popular location just a short distance from the village centre and with a front lawn garden and block paved driveway leading to a single garage with up and over door, electric light and power. Access to the side around to the rear. To the rear is a fully enclosed lawn garden with decked sitting area.



TO FIND THE PROPERTY

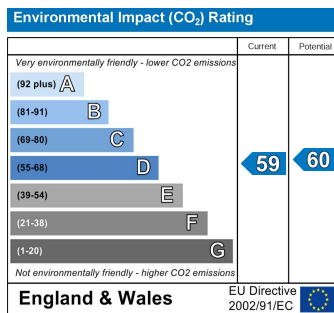
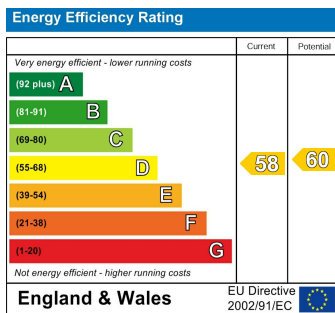
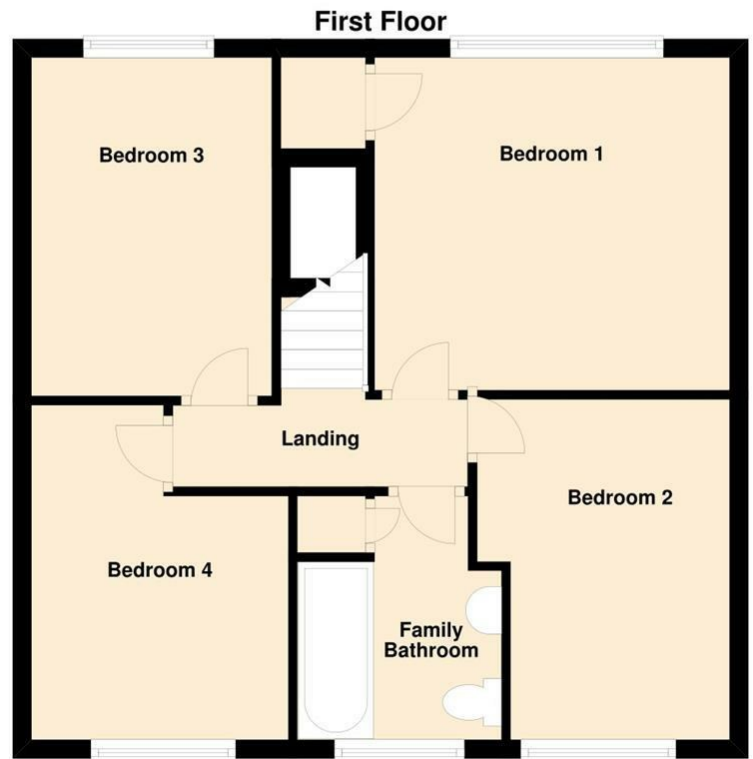
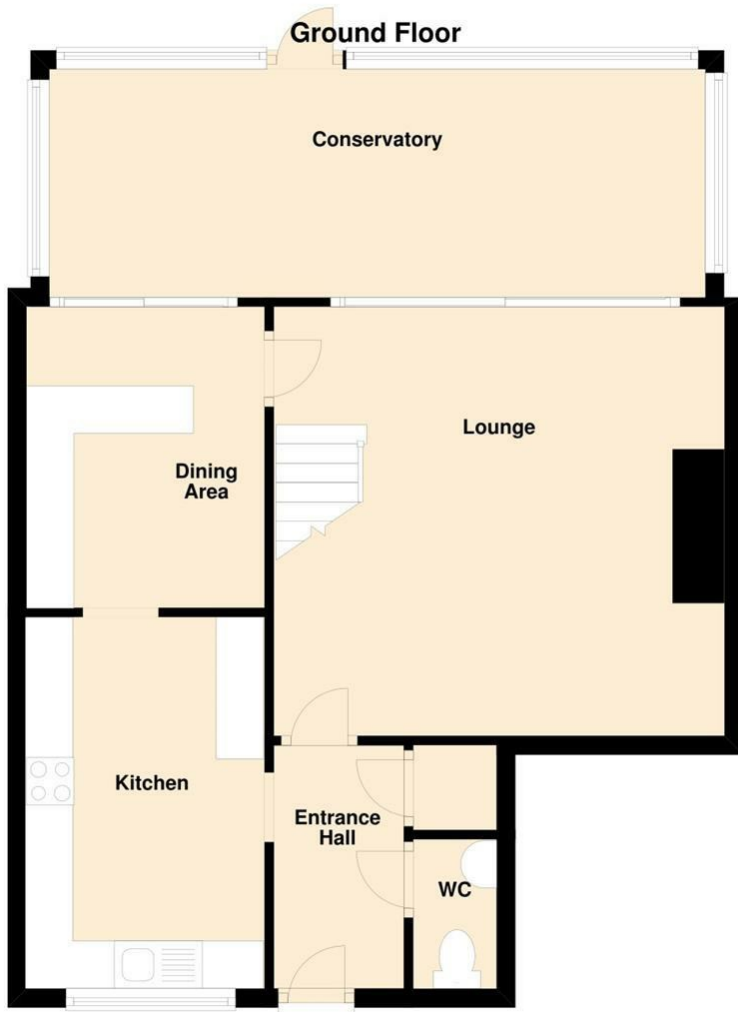
From East Leake village centre proceed on Main Street and onto Brookside past the church where at the roundabout you should take the third access on to Woodgate Road. Take the first turning right onto Cedar Road and next left at the 'T' junction onto Sycamore Road where the property is situated on the left hand side as identified by the agents 'For Sale' board.

SERVICES, TENURE AND COUNCIL TAX

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



t: 01509856934 e: eastleake@newtonfallowell.co.uk

www.hartleys.co.uk