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4 Bed Semi-Detached In Jay Close East Leake, United Kingdom, LE12 6BG

£152,500





SHORT DESCRIPTION

Property Ref: 16139 A Modern, Low-Maintenance Home in a Prime Village Location. Presenting a pristine, four-bedroom new-build residence in East Leake. This property combines contemporary design with practical village living, offering a ready-to-occupy home in a highly convenient setting. Located at the end of a quiet cul-de-sac, with parking for 2 cars. The home welcomes you with a bright and functional layout. The ground floor features herringbone parquet flooring throughout, providing a durable and stylish foundation. The heart of the home is an open-plan kitchen and dining. This space is fitted with modern appliances and offers direct access to the rear garden. A separate living room, located at the front of the house, provides a peaceful space with a pleasant, open outlook over adjoining fields and farmland. Upstairs, you will find four well-proportioned bedrooms. A contemporary family bathroom serves them. A notable practical feature is the inclusion of three large storage cupboards, providing exceptional utility space. The property is fitted with wooden shutters to all anterior windows, offering privacy, light control, and a clean aesthetic. Outside, the south-facing rear garden is designed for easy enjoyment. It features a generous extended patio area ideal for seating and dining, a dedicated children's garden play area, and low-maintenance landscaping to maximise the sunlight. The location is a key asset. East Leake village centre, with its shops, cafes, and amenities, is moments away. Both the well-regarded primary and secondary schools are within a short, safe walking distance. For commuters, access to the M1 is swift and straightforward, connecting you to Nottingham, Leicester, and Derby. This is a home for those seeking a modern, efficient property in a friendly community with outstanding convenience. Property Type: Semi-detached Full selling price: £305000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £152500.00 Monthly rent based on 50% share: £388.09 Remaining lease (In Years): 996 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £561.12 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Possession of the property: Occupied

4

Bed Room(s)

2

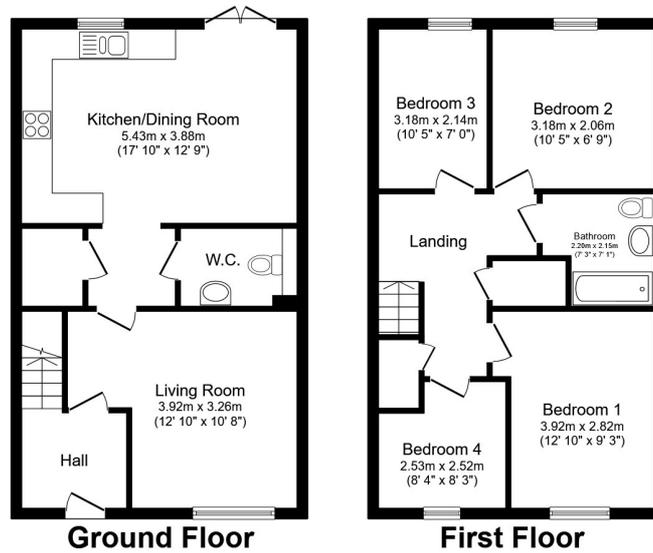
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 103.5 sq.m. (1,114 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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